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# COLLOCATION OF VA REGIONAL OFFICES ONTO MEDICAL CENTER GROUNDS

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## HEARING

BEFORE THE

SUBCOMMITTEE ON
OVERSIGHT AND INVESTIGATIONS

OF THE

COMMITTEE ON VETERANS' AFFAIRS
HOUSE OF REPRESENTATIVES

ONE HUNDREDTH CONGRESS

FIRST SESSION

MAY 14, 1987

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# COLLOCATION OF VA REGIONAL OFFICES ONTO MEDICAL CENTER GROUNDS

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**Thursday, May 14, 1987**

House of Representatives,
Subcommittee on Oversight and Investigations,
Committee on Veterans' Affairs,
*Washington, D. C.*

The subcommittee met, pursuant to notice, at 9:05 a.m., in room 334, Cannon House Office Building, Hon. Lane Evans (chairman of the subcommittee) presiding.

Present: Representatives Evans, Johnson and Penny.

## OPENING STATEMENT OF CHAIRMAN EVANS

Mr. Evans. The subcommittee will come to order. I want to thank you for joining us this morning.

The subject of our hearing today is the collocation of Veterans' Administration Regional Offices on Medical Center grounds.

Collocation is not a new subject for this subcommittee. On several previous occasions, the subcommittee has examined the advantages and benefits of collocating Regional Offices on Medical Center grounds.

In 1985 and 1986 and now again in 1987, collocation has been the subject of a formal hearing. These activities accurately indicate the continuing interest of the members of this committee in collocation.

Why do we have such a strong interest in this issue? There are two simple, but profound reasons. Collocation can reduce government spending and collocation can improve services to veterans. Two better reasons do not exist.

By collocating, the VA becomes its own landlord. Costly rental payments for use of office space owned by others can be eliminated. How large are these payments? In previous testimony before the subcommittee, the VA reported that between 1980 and 1985 agency rental costs increased by 52 percent. At that time, the VA also reported rental costs had risen to nearly $50 million a year.

Collocation can also improve the delivery of services to veterans. Accessibility can be improved, parking can be improved, and convenience can be improved with one-stop service when a Regional Office and Medical Center are located on the same real property.

Despite continuing and repeated congressional interest in collocation, significant progress remains to be achieved. In 1983, the Veterans' Administration identified 28 possible collocation projects with one later judged to be infeasible. Of these 27 projects:

one was collocated in 1983;
one is currently being collocated; and
one has been proposed for collocation during the next fiscal year.

Recently, three other projects were tentatively proposed by the VA for collocation during future fiscal years; one project in fiscal year 1989, one project in fiscal year 1990, and one project in 1991. If these collocations are actually accomplished as tentatively scheduled and this pace was then maintained, it would be well into the next century, about the year 2012 before the remaining projects would be finally collocated.

To spur action, Congress enacted section 502 of Public Law 99-576, the Veterans' Benefits Improvement and Health-Care Authorization Act of 1986.

This provision required the the Administrator by March 1 of this year to submit a plan, including a schedule, for the collocation of at least seven Regional Offices on Medical Center grounds.

The report submitted by the Administrator is unfortunately inadequate. Five tentative collocation projects, not seven as required by law, were identified by the Administrator. Furthermore, of these five, one project is currently in progress and a second has been previously proposed.

Chairman Montgomery, in a letter to General Turnage dated April 8th, called on the Administrator to submit the required two additional collocation projects. On Monday, Chairman Montgomery received a response but not the two additional collocation projects required by section 502.

To my knowledge, there is no organized, clearly identifiable, committed opposition to collocation. No cadre of anti-collocationists currently exist. But positive movement, when it occurs, is measured in fractions of inches. Why? Today we want to identify any impediments or obstacles which exist to collocation so that greater progress can be achieved more rapidly.

I also have a statement that I would like to read that the chairman has submitted for the record, and it is as follows:

### STATEMENT OF FULL COMMITTEE CHAIRMAN G.V. (SONNY) MONTGOMERY

Lane, I want to thank you for continuing hearings on the collocation issue. As Chairman of the Investigations and Oversight Subcommittee during the last Congress, I held two hearings on this issue in an attempt to move the VA along. I met personally with the Administrator of the GSA, who assured me he fully supported collocation. And following our meeting, met with the Administrator to let me know he wanted to cooperate in every way that he could. We need to see more Regional Offices on Medical Center grounds—it benefits the veteran and employees, is more convenient, provides better parking in many cases, it saves money over the long run, and I am at a loss to understand why OMB is unwilling to allow the VA to proceed at a more rapid pace. There are at least 20 offices that could be collocated without any problems. Mr. Chairman, I commend you for what you are doing. Keep the heat on the VA, and I will work with you in every way to get the job done.

Mr. **Evans**. At this time, I understand that the minority counsel has a statement that he would like inserted if not read. We would certainly be glad to let him read his statement into the record.

Mr. **Wilson**. Mr. Stump has advised us, Mr. Chairman, that he will be unable to be here this morning and has asked that his statement be inserted into the record, and he joins you in a desire that this collocation project go forward as rapidly as possible.

Mr. **Evans**. Without objection, it is so ordered.

[The prepared statement of Congressman Stump appears on p. 52.]

Mr. EVANS. I recognize the gentleman from Minnesota for any opening remarks he may have.

Mr. PENNY. Mr. Chairman, I am certainly supportive of the effort to encourage more collocation of VA services where possible and have some specific concerns about the potential for the use of some soon to be vacated space on the hospital campus in Minneapolis. I will be pursuing that particular issue as the hearing progresses. I thank you for calling the meeting on this important topic.

Mr. EVANS. The gentleman from South Dakota?

Mr. JOHNSON. I have no statement to make, Mr. Chairman, other than to congratulate you for your continuing to pursue this important issue, and I am looking forward to working with you, Mr. Chairman, and with the VA as we attempt to pursue the collocation goals that we have.

Thank you.

Mr. EVANS. We will call our first witness, representing the General Services Administration, Mr. Wolfgang Zoellner, Assistant Commissioner for Facility Planning, Public Building Service.

Mr. Zoellner, if you want to go ahead, we will incorporate any statements that you may have into the record.

## STATEMENT OF WOLFGANG J. ZOELLNER, ASSISTANT COMMISSIONER FOR FACILITY PLANNING, PUBLIC BUILDINGS SERVICE, ACCOMPANIED BY ANTHONY E. COSTA, REALTY SPECIALIST, PUBLIC BUILDINGS SERVICE, OFFICE OF FACILITY, GSA

Mr. ZOELLNER. Good morning, Mr. Chairman.

I am pleased to be here today to testify concerning the collocation of veterans' benefits. Regional offices and VA Medical Centers and the potential impact of these actions on the GSA and its real property management activities.

The opportunity to work with other Federal agencies in their long-term planning efforts ensures the consideration of a broad array of alternative solutions and encourages early resolution of potential problems that could hinder the efficient and effective housing of those agencies.

GSA's annual leasing program exceeds $1 billion a year. To reduce this rapidly increasing cost to the government, we are seeking increased ownership in those communities where long-term housing in government-owned space is the least costly solution.

In this effort we are working with the VA and the Office of Management and Budget on a number of proposed collocation projects. Input has been provided through contact at both the Central Office and at the regional levels of GSA during the past year and a half.

The objective of these efforts is to identify backfill tenants for space to be vacated by the VA. These tenants will be relocated from leased space in most cases.

GSA considers many factors before deciding if an agency is a good candidate for backfill, such as the overall mix of government-owned to leased space in an area, pending space assignment changes, and the locational requirements of Federal agencies, especially those which could preclude backfill activities.

With this in mind, we strongly support the collocation of VA facilities in order to improve accessibility for our Nation's veterans. This objective becomes particularly attractive to the taxpayer when VA's collocation allows the government to vacate leased space in favor of government-owned facilities. Of course, we also believe that it is not a desirable situation if the VA contemplates vacating space for which GSA cannot locate a backfill tenant, and the total life cycle cost to the government is increased.

We look forward to continuing our relationship with the VA to ensure the most advantageous strategy to house Federal activities. I would be happy to answer any questions you might have on any of the activities concerning this effort.

[The prepared statement of Mr. Zoellner appears on p. 54.]

Mr. EVANS. Thank you.

Can you briefly tell us about the role your agency plays when the VA proposes collocating Regional Offices on Medical Center grounds?

Mr. ZOELLNER. Certainly. I am the Assistant Commissioner for Facility Planning in our Central Office. Our staff deals with long-term federal housing needs nationwide. Our work with the VA working at the staff level has been to look at each of the individual proposals. The VA did its own cost-benefit analysis. They used our computer model which was developed under OMB Circular A-104 Guidelines for the Evaluation of Lease vs. Purchase Decisions.

We have been working very close to identify what the costs are, what the advantages are, what the disadvantages are, and to try to resolve those situations where we have not currently identified a good backfill tenant.

Mr. EVANS. Since last July, I understand the GSA has been asked to evaluate 11 potential collocation projects. I also understand GSA had no objection to six of these projects but GSA expressed major reservations to five of them. That is nearly one-half of the projects. Based on that kind of record, some people might say GSA is a major obstacle to collocation. How would you respond?

Mr. ZOELLNER. I would not consider us a major obstacle. We do have some reservations. We have some problems with the other five locations. Simply put, it is a case of not having yet identified a good backfill tenant. In many cases, if a backfill tenant is not available, the economic analysis shows that it is in the best interest of the government to continue housing in the space the VA is currently housed in.

I don't consider that a final decision. We are still working with the VA. If additional cost savings can be identified, the analysis might swing the other way. At the same time, if we can find other occupants to backfill that space, then the bottom line will probably be favorable towards collocation on those five projects.

Mr. EVANS. You are supposedly working with the VA right now on the backfill issue, but do you have a timetable of any kind to tell us what you hope to accomplish and by when?

Mr. ZOELLNER. I might ask my colleague.

I am not aware of a time line. We are responding to the VA. The VA comes to us, we work with them, we review their analyses—so it is a VA's timetable that we are trying to accommodate.

Mr. EVANS. Do you have any timetable for the ones that you are considering now in terms of the backfill situation at those that have been already proposed?

Mr. ZOELLNER. We would like to conclude our efforts as quickly as we can.

Mr. EVANS. But you have no specific—

Mr. ZOELLNER. We don't have a specific timetable, no.

Mr. EVANS. If another Federal agency can't backfill space vacated by the VA, are there any other options that you have?

Mr. ZOELLNER. As I alluded to earlier, if we can jointly identify additional savings, whether they are direct or indirect, that will throw the analysis in favor of collocation, then that information certainly ought to be coming forward.

When I say that, I am really looking for the VA to identify additional savings in terms of the efficiency of operation, travel time, or whatever might be involved in better serving their clients.

The issue of finding backfill tenants is not an easy one. We know what our housing needs are in those five cities. There are a couple of those cities that I think have potential, but the balance—at this point I just don't know where the backfill would come from.

Mr. EVANS. What about out-leasing those facilities?

Mr. ZOELLNER. That is a consideration. However, generally it has been our policy to out-lease only where we have a short-term vacancy. We are in the business of housing Federal agencies. Out-leasing is typically, as I was saying, a temporary measure while we are looking for other permanent tenants.

Mr. EVANS. When you say temporary, what length of period are you talking about?

Mr. ZOELLNER. Anywhere from a year to two years.

I should also point out that our out-leasing program generally is for the public access areas. However, we do some permanent out-leasing such as the old Post Office here in Washington, D.C., where we have a major out-lease effort in place for several years for commercial space.

In this case here, we would be talking about out-leasing on the upper floors, which is a totally different situation. As I said, out-leasing is usually of a temporary nature while we are waiting another Federal tenant to come in.

Mr. EVANS. You generally just never out-lease a non-public facility—2 years or so?

Mr. ZOELLNER. Not as a general practice.

Mr. EVANS. All right.

The gentleman from Minnesota?

Mr. PENNY. Thank you.

Mr. Zoellner, in your recommendations on those 11 locations, one of them happened to be Minneapolis-St. Paul, where you apparently state that you would have trouble backfilling the space in the Whipple Building.

What does the VA currently pay for its space in that building?

Mr. **Zoellner**. I would have to provide that information for the record. I will take a guess at it. It is probably somewhere in the neighborhood of $12 to $18 a square foot.

Mr. **Penny**. $12 to $18 per square foot?

Mr. **Zoellner**. We can provide you an exact number for the record.

Mr. **Penny**. You don't have an aggregate then? You don't know exactly how much space the VA is—

Mr. **Zoellner**. In that particular building?

Mr. **Penny**. Yes.

Mr. **Zoellner**. The VA occupies 116,000 square feet of space.

Mr. **Penny**. 116,000 square feet.

Mr. **Zoellner**. Let me correct that.

The VA occupies 173,000 square feet out of a total building of 405,000 square feet.

Mr. **Penny**. So they are now occupying close to a third of the total space there?

Mr. **Zoellner**. That is correct.

Mr. **Penny**. Is the Defense Logistics Agency one of the possible tenants if the VA were to move?

Mr. **Zoellner**. They could be. I am not aware that they are a potential tenant.

The problem with the Whipple Building is that it is not immediately downtown. For that reason, we have had in the past a more difficult time getting people to locate in the Whipple Building. We will certainly check to see if the Defense Logistics Agency is a suitable tenant.

Mr. **Penny**. It seems to me that might be one possibility. My understanding is they are now using privately leased space. I don't know that their needs are comparable to the space that the VA Regional Office would free up, but it is worth looking into.

Mr. **Zoellner**. Very good, we will.

Mr. **Penny**. I am also a bit baffled by the assertion that you cannot backfill the Whipple Building. I don't think you are 30 minutes from downtown to the Whipple Building. I would say closer to 15 minutes to downtown either St. Paul or Minneapolis. That distance should not be a big detriment, when in fact the Whipple Building is a relatively new building, you have decent parking space, it is on a bus route, you have cafeteria facilities, it is near the airport, and it is on the Route 494 business corridor. There are many private enterprises in the Twin Cities that would consider this building relatively good space. I can't believe that Federal agencies are unhappy with it because they would rather be right downtown. That is the worst place to be.

Mr. **Zoellner**. Mr. Penny, I couldn't agree with you more wholeheartedly.

Although we are the landlord, we are not always able to exercise the authorities that we should have. Agencies, particularly here in the Washington, D.C., for some reason or another, are not inclined to move from the downtown area.

Mr. **Penny**. You may be frustrated with the authority you have, but it is evident that you have the authority to stop a move. Once you got somebody, you have the authority to keep them, even though we may be able to move them to a more logical location in government-owned space just across the street. But somehow you don't have the authority to track down the Defense Logistics Agency or other Federal entities that may be renting in far more expensive private space, and tell them that for the sake of the taxpayer they ought to move into this government-administered facility.

Mr. ZOELLNER. As I said earlier, we will look at the Defense Logistics Agency's particular needs. If their requirements do not require a specific delineated area, we will consider moving DLA. I also don't know what our lease terms are at this point, whether or not we can get out of the lease in a short term.

Mr. PENNY. You may have sensed that I feel a little bit strongly about the issue.

Mr. ZOELLNER. I sense that.

Mr. PENNY. We have an opportunity, with the vacating of Building 43 on the hospital campus to put that to the logical use of veterans' services. I don't want to see that building sit empty once the new hospital opens just because you can't release the VA Regional Office to move there, when it seems apparent to me that you have other government agencies in and around the Twin Cities, some of which are in private space, probably more expensive than the space you could offer them, who are potential GSA tenants.

I would hope you would be a little more aggressive in looking at the options available to you and trying to backfill this facility so that we can do the logical thing, and that is to move the VA Regional Office into VA-owned space at the VA Medical Center campus.

Mr. ZOELLNER. As I said, we will look at it.

Mr. EVANS. Counsel?

Mr. WILSON. Sir, do other agencies resist moving into vacated space from current locations because they feel your rental cost at the vacated space is too high or excessive in terms of what they are now paying?

Mr. ZOELLNER. Are you asking a general question or were you still talking about—

Mr. WILSON. A general question.

Mr. ZOELLNER. No, that is not typically the reason. Our effort, as I said in my opening statement, is to consolidate agencies in Federal space, wherever possible. We do it very aggressively. Generally, the cost to the agency by moving into a Federal Building is reduced. Generally, the agency ends up paying more, the tenant pays more. So it is typically in their favor to move to a Federal Building. The problem comes with location. There are agencies that have to be housed in certain locations because of the functions they perform. That is a general answer.

Mr. WILSON. Sir, I have a chart before me which shows that there is a percentage increase in rent at 10 stations that are possibly involved in this collocation project. A proposed rental increase for 1988, as compared to 1987, ranges from 11.3 percent in Wichita, Kansas to 30-something percent in New York City.

Why do these SLUC rates, as they are called, continue to rise?

Mr. ZOELLNER. The SLUC rates are based on the market. Our rent, as we now call it, is based on what the comparables in the marketplace call for. So I think the reason you are seeing a magnified increase in fiscal year 1988 is because our rental or SLUC was artificially depressed for at least 2 years. In 1988, we are catching up with what the market rates are. It is as simple as that. We are not charging any more than what you would pay for comparable space in that particular locale.

Mr. WILSON. Does an agency of government such as the Veterans' Administration play any part in arriving at these lease costs? Does it have any appeal rights in case it disagrees with the SLUC rate that is assigned?

Mr. ZOELLNER. Yes, there is an appeal process that begins in our Regional Offices, works through the Central Office, with the last point of adjudication being the Administrator of GSA.

Mr. WILSON. Would you know off the top of your head, sir, the extent to which agencies are ever successful?

Mr. ZOELLNER. I couldn't give you a percentage, but there are cases where we have either erred in our appraisal or mitigating circumstances caused us to reduce the rate—not many.

Mr. WILSON. Thank you, Mr. Chairman.

Mr. EVANS. Thank you.

Because of the concern of Congressman Penny, I think we would like—just as soon as possible—a report about the situation in Minneapolis-St. Paul. If you could get that to the subcommittee we would appreciate it.

Mr. ZOELLNER. Be happy to.

Mr. EVANS. Thank you for your time today, we appreciate it.

Mr. ZOELLNER. Thank you.

[The information appears on p. 56.]

Mr. EVANS. Next we have a panel representing the Veterans' Administration, led by Mr. Raymond Avent, Deputy Chief Benefits Director for Field Operations. He is accompanied by Mr. Alan Maurer, Mr. Andrew Mullen, Mr. James Allen, and Mr. Robert Lindsey.

Mr. Avent, if you want to come forward we will allow you to enter any statement that you want in total into the record. You may either read from that statement or summarize.

You may proceed and we appreciate your coming before us today.

## STATEMENT OF RAYMOND H. AVENT, DEPUTY CHIEF BENEFITS DIRECTOR FOR FIELD OPERATIONS, VETERANS' ADMINISTRATION, ACCOMPANIED BY ALAN MAURER, SPECIAL PROGRAM OFFICER, OFFICE OF FACILITIES; ANDREW J. MULLEN, GENERAL COUNSEL'S OFFICE; JAMES ALLEN, SPACE MANAGEMENT SPECIALIST, DEPARTMENT OF VETERANS' BENEFITS, AND ROBERT LINDSEY, DIRECTOR OF OPERATIONS, DEPARTMENT OF MEDICINE AND SURGERY

Mr. AVENT. I would like to say good morning to the chairman and to the committee. I appreciate the opportunity to appear before you today and talk about collocation.

I would like to request that my written statement be added to the record and then I will just briefly summarize some of the items that are included.

Our April 3, 1987, submission to the Committee on Veterans' Affairs Under Public Law 99-576, stated that the Veterans' Administration had identified five collocation sites that have been favorably reviewed for further development. Those are, as you stated earlier:

Little Rock, Arkansas
Montgomery, Alabama
Newark, New Jersey
New York, New York, and
Wichita, Kansas

The reviews analyzed several factors to determine and identify projects which are in the best interest of the VA and the Federal Government. Included in those factors are: a present value cost comparison between collocation and existing housing arrangement, either GSA-leased or owned; maintenance of VA's flexibility to meet future space needs cost-effectively, and, finally, consideration of the Federal Government's ability to efficiently use already-owned space vacated by the Veterans' Administration.

The current scope and the proposed funding year of each of the five projects are tentative and could be affected by changing space needs and budget considerations. However, the Veterans' Administration is now prepared to go forward with development of these projects.

In addition to these, the VA is still analyzing other projects to determine whether collocation offers benefits to the government. Four of the collocations are represented by Directors of VA Regional Offices that you invited here today, and at least 17 other collocation sites are potentially being considered.

As stated earlier, a factor in determining which potential collocation project meets the best interest of the VA and the Federal Government as a whole is the ability to efficiently use government-owned space vacated by the Veterans' Administration. This is a major consideration in how proposals fare in becoming one of the projects for collocation.

We have been unable to fully determine the parameters of potential backfill the General Services Administration can convert from leased space. This has prevented the completion of most analyses to such a degree that we could not forward any additional projects for consideration under Public Law 99-576 at this time.

We have initially reviewed the possibility of shared services between collocated Regional Offices and Medical Centers and have concluded that opportunities exist to achieve improvement in support services; as an example, the current procedure in Supply Services. Other opportunities are to be addressed on a case-by-case basis.

In addition to shared services we have identified some benefits-delivery improvements that may result from collocation. Those include: Improved response time for adjudication cases requiring a medical examination, improved transportation and communications, reduced travel time by some employees between the facilities, reduction in duplicate space needs, and improved supply management. The extent that these efficiencies are feasible, and that reductions in cost may occur, will continue to be reviewed.

It is our belief the agency's clientele will benefit from the availability of one-stop service at collocated sites.

Mr. Chairman, we are progressing positively toward a successful program of collocating Regional Offices on agency grounds, and we wish to continue working with the committee in furthering our ability to assist the veterans of this country.

Mr. Chairman, that concludes my statement. I am available to answer any questions you might have.

[The prepared statement of Mr. Avent appears on p. 65.]

Mr. **Evans**. Thank you.

I have to express my disappointment with the section 502 report we received. As you know, seven collocation projects were required to be in that report. There were only five projects, however, that were included, and one of these is already in progress and one has already been proposed.

Could you give us an explanation for this?

Mr. **Avent**. As stated in the letter that we sent with the package on April 3rd, and also in my comments this morning, we had fully completed and analyzed those five located sites, and other potential projects involve questions of backfill, and also site renovation, and long-range housing plans, and factors that we need the assistance of the General Services Administration to address, before we can submit them as completed and additional sites.

Mr. **Evans**. It is kind of frustrating being here because we listened to GSA say that they have no timetable, that the timetable is dependent upon the VA. Then you come here and say you are working to resolve these questions of backfill potential with the GSA.

How are you working to resolve these questions of backfill potential, which locations, and what is your progress on those?

Mr. **Avent**. We have been working with GSA since the discussion of collocation came about a number of years ago, and most recently we have had meetings with GSA and talked about particular sites and how we would go about getting information from them about backfill. We have written letters to the Regional Administrators in each area, and those letters went out on May 7th of this year.

We have also contacted, through our Administrator, the Administrator of GSA asking for his support in the collocation effort.

Mr. **Evans**. You have proposed sites for collocation, but you don't have any specific timetable with deadlines in it?

Mr. **Avent**. We are looking at all 26 sites that you initially mentioned—the ones that have not been completed—we are looking at all of those. As we get a project that we can complete we will move forward with it.

Mr. **Evans**. I guess we are concerned about the lack of a specific timetable or schedule for this. Your report identifies potential collocation projects through 1991. My question is: Are there backfill problems until 1991 in Chicago, Los Angeles, St. Paul and St. Petersburg? Is it that long of a problem that we are looking at?

Mr. **Avent**. There are some other issues involved. At this point we have not received the information from GSA to move forward with a project. Once we even clear that, we have got to move toward architectural drawings and design work. So that also takes a considerable amount of time.

Mr. **Evans**. It is frustrating to us. I hate to be harsh toward any one agency but here is a bipartisan-backed concept, with no one opponent that we can identify, not only here on the committee, but in the veterans' community, or even among average taxpayers. We think it is something that would lead us to reduce costs and improve service delivery. That ought to be the hallmark of good government.

And yet, when we have asked through the chairman for progress reports under section 502, we don't even get the number of projects that are required by law. So it is very frustrating to us.

I have some more questions but let me yield to the gentleman from Minnesota for any questions he may have.

Mr. **Penny**. Thank you, Mr. Chairman.

Mr. Avent, have you planned all along to keep Building 43 on the VA Medical Center campus in Minneapolis-St. Paul for other VA purposes once the new hospital is constructed?

Mr. **Avent**. Mr. Penny, as far as I know that is still being studied in the agency. A study is being conducted in the Office of Facilities and the Administrator will make a decision on that.

Mr. **Penny**. So your testimony this morning is that there never has been, and still is not, a definite decision about keeping Building 43 standing and using it for other purposes once the new hospital is completed?

Mr. **Avent**. As far as I know.

Mr. Maurer might be able to respond better to that question than me.

Mr. **Maurer**. I can only support what Mr. Avent said there. The building has been studied over a long period of years, beginning back when the replacement hospital was first discussed. No final decision has been made.

Mr. **Penny**. The replacement hospital is about 4 months away from opening?

Mr. **Maurer**. That is correct.

Mr. **Penny**. This is really absurd.

And you are in discussions with GSA about the potential of moving the VA Regional Office over? You apparently are. They just testified that they didn't think it was such a great idea because they don't have a—

Mr. **Avent**. That is one of the sites, Mr. Penny, we did submit to GSA that we would like to consider for collocation. There is concern about backfill, and that at this point has precluded us from going forward.

Mr. **Penny**. You have to work that out, and obviously that has not been worked out.

What are some of the other potential uses for Building 43?

Mr. **Avent**. At the present time, as far as I know—and I can only speak for the Department of Veterans' Benefits—would be the Regional Office moving in.

Mr. **Penny**. That's it—the only potential use you know of is to have the Regional Office come over?

Mr. **Avent**. As far as I know, sir.

Mr. **Penny**. The VA right now has no solid, firm plans to leave certain hospital programs or services in Building 43, certain administrative functions there, any other programs or services? You don't have any firm, solid plans to use that building for any other purpose?

Mr. **Avent**. Maybe Mr. Lindsey can speak to that—he is in the Department of Medicine and Surgery.

Mr. **Lindsey**. Thank you. I will try to respond to that.

We have been in discussion with our Director in Minneapolis, Mr. Tom Mullen.

I guess it is fair to say that whatever space you have on a Medical Center grounds is valuable, even though you may have completed or near completed a complete new Medical Center. However, though there have been lots of discussions at the Medical Center level in terms of use of Building 43, we believe that the mission of Minneapolis can be performed within the confines of the new hospital. The movement from Building 43, then, would occur in the fall of this year.

That leaves open the question, of course, what to do with Building 43, which is a very large building, the old hospital building.

Mr. **Penny**. You do plan to level most of the other buildings that have been added on over the years?

Mr. **Lindsey**. Yes.

Mr. **Penny**. Many of those went down already with the construction of the new hospital.

Mr. **Lindsey**. That is correct.

Mr. **Penny**. And others will go down when the move occurs.

Mr. **Lindsey**. We are fully cooperative and supportive of the collocation at Minneapolis. We are more than willing to make Building 43 available for that purpose.

Mr. **Penny**. And right now—

Mr. **Lindsey**. Yes, sir. If the decision is made for collocation, we would support that and the use of Building 43 for that purpose. We feel that that decision has not finally been made, I guess. We certainly would not want to do anything with Building 43 which would be a barrier to the accomplishment of that collocation.

Mr. **Penny**. So when we open the new hospital this fall, how long do we sit around with an empty building before you think that we have waited long enough?

Mr. **Lindsey**. I guess my response to that is that we would become uncomfortable with a large vacated building as time progresses. Buildings which are vacated deteriorate, they do require some maintenance, they do require security, they do require some fire protection for the building in terms of illegal or improper entrance by unauthorized people. So the longer a vacant building remains, the more uncomfortable we, I think, would be.

Mr. **Penny**. That is obvious.

Mr. Chairman, if I might have some additional time.

Mr. **Evans**. The gentleman is recognize for an additional 5 minutes.

Mr. **Penny**. You referred a couple of times in your testimony to—I think the phrase you used is when the decision is made regarding collocation.

What is the final authority on that decision, or who is the final authority on that decision?

Mr. **Lindsey**. From my perception, it would be an agency decision to do that—that would rest with the Administrator.

Mr. **Penny**. So the Administrator would make that decision. Is he hamstrung by the GSA? He cannot move unless the GSA removes its reservations? Or can he just say we are going to move the Regional Office and let the GSA stew in its own pot?

Mr. **Lindsey**. I would have to have Mr. Avent respond to that because I have not been in contact with GSA on that issue.

Mr. **Avent**. He is not. However, I think that we are looking at collocation as a cost effective move, that not only benefits VA but also the Federal Government.

Mr. **Penny**. It is certainly cost effective for the VA, isn't it? I don't think there is a question about the cost effectiveness for the VA. If you just take the GSA's concerns aside, from the VA's perspective it makes sense, it saves us money within the VA budget.

Mr. **Avent**. It would be cost effective for the VA, yes.

Mr. **Penny**. Have you anticipated the kind of renovation that might need to occur in Building 43 if you use it for purposes other than hospital services?

Mr. **Avent**. We have had a cost analysis done—we have an idea what the renovation costs will be.

Mr. **Penny**. Before I move on to one other issue, I simply want to express in the strongest terms my amazement that we are this close to opening up a new hospital and we are still chasing our tail as to whether we keep Building 43 open, and if we do, do we have anything to put in there.

I don't know who we ought to kick, but somebody ought to have a swift kick, that this thing is still up in the air when we are so close to the time in which that building is going to be available for other uses.

The GSA has their reservations, and it is evident to me by their testimony this morning that they haven't been moving very aggressively in trying to track down alternative uses if they lose the VA Regional Office as a tenant. And it doesn't appear to me by your testimony that anybody at the VA is riding the GSA on this issue.

You know, we are going to sit around wasting a lot of money by paying more than we need to pay to the GSA to keep the VA office over there, and we may be sitting around with an empty building that is going to cost us maintenance for several months while we are trying to get the VA Regional Office moved over. That is just no way to run this operation.

I just want you to know that if this is the way you handle it every time we have the potential to collocate, you are wasting the government a ton of money, and somebody in the VA or in the GSA, is wasting a lot of time. It doesn't seem to me that it ought to be this difficult to pin down. It just indicates to me that people aren't focusing on this issue, aren't using their time constructively.

I want to find out a little bit about the insurance operations because we have those at the Whipple Building as well. Those could move over also and fill up some space at Building 43.

I also recognize that in the past there has been an unwillingness by the VA to factor in the cost savings that might be evident by moving the insurance center over to Building 43 because you have said that is too far into the future, and you can't factor in savings unless the availability of that space is imminent. Well, it is certainly imminent.

Are we going to see a change of heart on the part of the VA about this movement of the insurance center to Philadelphia now that you know that you can move them into VA-owned space right on the VA Medical Center campus?

Mr. AVENT. The current agency plan has not changed, sir, it is still to move to Philadelphia.

Mr. PENNY. They are still moving? When do you want to move them?

Mr. AVENT. Fiscal year 1988—

Mr. PENNY. Fiscal year 1988.

Mr. AVENT. The move will begin on or after October 1, 1987.

Mr. PENNY. So as far as you are concerned, they are going to move right away in October just about the time they could move across the street to VA-owned space in Minneapolis and save us a ton of money.

Isn't it true that in Philadelphia they are in GSA lease space and if we move more of our facility and more of our staff there we are going to have to pay even more to collocate in Philadephia?

What about moving Philadelphia to Minneapolis where we have got space paid for?

Mr. AVENT. My understanding is that we currently occupy the space in Philadelphia. We will not need to increase the amount of square footage in Philadelphia at the present time to move the St. Paul activity in.

Mr. PENNY. And do you have the additional personnel that would have to be moved over there, and probably additional filing space.

Mr. AVENT. That has already been taken care of, sir, it is ready.

Mr. PENNY. You are apparently already renting more space than you need in Philadelphia, apparently, then.

Mr. AVENT. That is an area where it is a large structure that we have moved activities in and out because of some change in organization in the VA, and the space is available.

Mr. PENNY. I have already urged you to get on the stick and quit chasing your tail on this VA Regional Office issue. I would urge you to factor in the possibility of keeping the insurance center in St. Paul as well, and to run your numbers again on that, because I think with the availability of 43 in the very near future, you might find that you are not going to save any money by consolidation of the insurance operation with the Philadelphia operation but instead, may save the most money by keeping it right in St. Paul and Minneapolis at the VA Medical Center campus.

Mr. Chairman, I don't have any additional questions.

Mr. EVANS. Thank you.

Rufus?

Mr. WILSON. Mr. Chairman, following up on Mr. Penny's questions, what is it going to cost to renovate that building to make it a good Regional Office building presuming that you are going to move into it?

Mr. AVENT. Building 43, sir?

Mr. WILSON. Yes, sir.

Mr. AVENT. Do you have the figures?

Mr. ALLEN. That is under review right now by the Office of Facilities.

Mr. WILSON. In your budget is there money contemplated for that purpose?

Mr. ALLEN. Not at the moment, no, sir.

Mr. WILSON. So even if you made a decision to move in there today, you couldn't do it immediately because you are not budgeted for it; is that correct?

Mr. AVENT. That is correct.

Mr. WILSON. Could you reprogram money for that purpose?

Mr. AVENT. I am not aware, sir, if we could. I do not believe we can.

Mr. WILSON. It cost something less than $2 million, like $1,900,000, to renovate the building at Little Rock, Arkansas, which is currently undergoing renovation.

Would it cost roughly that same amount at Minneapolis, do you think?

Mr. AVENT. It would cost considerably more than that.

Mr. WILSON. So the budget process being what it is, if you made a decision today to move into that building, what is your time frame for when you could actually do it?

Mr. AVENT. The earliest budget that would be available would be 1989.

Mr. WILSON. In the meantime, GSA is raising your rent at the St. Paul-Minneapolis, I think by 14 percent, in 1988 and perhaps again in 1989. Is this an effective use of VA's total money?

Mr. AVENT. My personal answer is it is not.

Mr. WILSON. Again following up on Mr. Penny's question, is there some way that you can put this on a fast track? Is there some way that you can reprogram money to take advantage of the monetary savings that would take place here?

Mr. AVENT. That is something we could look at, sir.

Mr. WILSON. In your total construction cost estimates as you make these collocations, do you take the inflationary factor into account?

Mr. AVENT. Yes, sir, we do.

Mr. WILSON. So in your cost comparisons in your statement as between leased space and construction cost in getting into the new space, that is always taken into account as part of your estimates?

Mr. AVENT. It is, and Mr. Maurer can probably expand on that, sir.

Mr. MAURER. Yes, sir, we consider a general inflation rate as well as a special inflation rate for land values and construction, and it is applied on both sides of the ledger, if you will.

Mr. WILSON. Does that include maintenance?

Mr. MAURER. Yes, yes, it does.

Mr. WILSON. That is over the 30-year period?

Mr. MAURER. Yes.

Mr. WILSON. Are the Office of Facilities and the Department of Medicine and Surgery completely coordinating with the Department of Veterans' Benefits in this project?

Mr. MAURER. Sir, I am not sure who you are addressing the question to. From the Office of Facilities perspective, I can say we believe that is the case, and work intimately with both other departments.

Mr. **Wilson**. In the total budget picture as you compete for dollars for the hospital construction, or other projects, is this project getting its fair share of dollars?

Mr. **Avent**. My answer to that would be that we are. The difficulty, of course, is in getting those projects completed so we can compete and get into the priority path with the other construction projects.

Mr. **Wilson**. As the Little Rock project was being considered there was some indication at a point in time that—I guess to coin an expression—they were about to renovate that building in a Cadillac fashion as opposed to perhaps a Chevrolet. Is that also true in Minneapolis?

I guess what I am asking is: Are you only constructing to your need or are there those who have visions of a very elaborate building, which you just perhaps would not really need? And do you really need all the money that has been contemplated for perhaps renovating that building in Minneapolis?

Mr. **Avent**. The Minneapolis building is a 7-story structure, if I am correct. The Regional Office would probably occupy about three floors if it moved into it. It would move in with basic needs and not, as you say, a Cadillac, sir.

Mr. **Wilson**. I guess what I am asking, Mr. Avent, is, in addition to Minneapolis, in the broad context of the whole project, are you looking at that pretty carefully?

Mr. **Avent**. Yes, we are, we look at both renovation and the potential to build new structures.

Mr. **Wilson**. Thank you, Mr. Chairman.

Mr. **Evans**. The Chair recognizes Mack Fleming, the Chief Counsel and Staff Director of the full committee, for questions.

Mr. **Fleming**. What about the situation in Los Angeles? How much rent do you pay for the Regional Office in Los Angeles?

Mr. **Avent**. For fiscal year 1987, the rent will be $3,093,000.

Mr. **Fleming**. Roughly $3 million?

Mr. **Avent**. A little over $3 million.

Mr. **Fleming**. What are the terms of the lease there?

Mr. **Avent**. It is in the Federal Building, sir, it is indeterminate, as far as I know, sir. If we moved out of the Federal Building again we would get into the same situation of looking at backfilling and this type of thing, sir.

Mr. **Fleming**. There is no lease? What do you do, pay by the month, or by the year?

Mr. **Allen**. By the quarter, sir.

Mr. **Fleming**. By the quarter.

And it is an ongoing kind of an arrangement with GSA?

Mr. **Allen**. Yes, sir.

Mr. **Fleming**. So if the Administrator were to make a decision to leave, is he required to give notice to GSA or to get GSA's approval, or OMB approval? How does he get out?

If he determines that he doesn't want to pay the $3 million a year, that he wants to go ahead and move to the hospital grounds at Wadsworth. What is the procedure?

Mr. **Avent**. I am not totally sure what the ramification would be if we moved out. I would assume we would still have the space that we would be leaving and we would be responsible for it if it cannot be backfilled. Now, whether he could move from the grounds with a notice, I am not totally sure.

Mr. **Fleming**. I guess that is what I am asking. Has he signed a document for a term of years?

Mr. **Allen**. The general regulation provides that when property is vacated an agency would be responsible up to 120 days for the continued rent and from that point on it would be GSA's responsibility.

Mr. **Fleming**. So the Administrator would have to give notice or pay 120 days rent and then be free to leave. Is that what you are saying?

Mr. **Allen**. I am saying, yes, once this decision is made and all the approvals are done, and the space vacated, the 120 days are what the VA would be obligated to pay for.

Mr. **Fleming**. Los Angeles is one of those areas where you have available space just like Mr. Penny's case in Minneapolis, only he has a better case. He has a building ready for you to move into, with only minor alterations.

We are going to be faced with the same problem in Houston because a new hospital is being constructed there so you will have an unused building there as well.

The Regional Office Director and his staff at Houston would love to move from where they are out to the hospital grounds for a variety of reasons.

So why isn't Los Angeles, Houston, and St. Petersburg, on the current list? You are studying Fargo, North Dakota, according to your testimony this morning. Yet, in a 5-year plan for major/minor construction projects on collocation submitted to the committee previously you listed Fargo, North Dakota as being one of the sites where you would consider moving in fiscal year 1988.

Mr. Penny is correct. I don't think you have any plan.

I don't see any plan. DVB has given us on a number of occasions—its long-term plans which appears to be meaningless.

Is there a plan that tracks all Regional Offices where collocation is possible?

Mr. **Avent**. Yes, sir. We have done cost analysis on 14 sites, and we have additional sites now being looked at by the Office of Facilities to complete the economic cost analysis.

You mentioned St. Petersburg, Minneapolis, we did cost analysis on those.

Mr. **Fleming**. What did it show at St. Petersburg?

Mr. **Avent**. Both facilities are in GSA buildings so we could not take credit for the backfill which would not make them cost effective to move when you look at it from that position.

Mr. **Fleming**. Mr. Chairman, I would ask permission that that cost analysis on those 14 stations be submitted to the subcommittee.

Mr. **Evans**. If we can get that, without objection.

[The information appears on p. 75.]

Mr. **Fleming**. Was Los Angeles one of those?

Mr. **Avent**. Yes, it was.

Mr. FLEMING. Did you ask GSA permission to move out of the Los Angeles facility?

Mr. AVENT. Yes.

Mr. FLEMING. And your report went over to GSA or OMB?

Mr. AVENT. Yes. We were informed that it would be difficult to backfill in the Federal Building in Los Angeles.

Mr. FLEMING. How about St. Petersburg? Did you ask to move the Regional Office operation in St. Petersburg?

Mr. AVENT. Yes, sir.

Mr. FLEMING. And GSA responded the same way.

Mr. AVENT. Same thing.

Mr. FLEMING. How about Houston?

Mr. AVENT. Houston is in leased space, they are not in a GSA structure.

Mr. FLEMING. Did you ask permission to move the Houston operation?

Mr. AVENT. We did not ask permission to move out of Houston. We did a cost analysis on Houston and because of economic conditions in Houston, it is much cheaper to rent than to build at the current time. We are now on a current 5-year lease in the building that we are now occupying in Houston.

Mr. FLEMING. What does that lease cost you in Houston?

Mr. AVENT. For fiscal year 1987 about $1.1 million, sir.

Mr. FLEMING. $1.1 million.

What would it cost you to move into the Houston facility?

Mr. AVENT. The cost of construction, sir, would be $11.8 million.

Mr. FLEMING. $11 million to construct a Regional Office?

Mr. AVENT. Yes, sir.

Mr. FLEMING. Who did that cost analysis? Was it done internally?

Mr. AVENT. Yes, it was.

Mr. FLEMING. Will the cost analysis that you have agreed to submit to the subcommittee show how you arrived at that $11 million figure?

Mr. AVENT. Yes, it will.

Mr. FLEMING. Okay.

But in any event, let's assume you are correct and it is $11 million. So, you are spending over $1 million a year in lease fees plus additional amounts in service charge. I would assume every time you want to clean a rug, or move a picture, or change an electrical socket, you have to pay for that, don't you?

Mr. AVENT. That is correct.

Mr. FLEMING. So how long do you think it would take you to pay for the new building? Could you pay for it in 6 or 7 years?

Mr. AVENT. I have no way of determining what the total cost might be; possibly we could.

Mr. FLEMING. Mr. Chairman the situation the subcommittee finds itself in is very frustrating. The letter of invitation to appear goes to the Administrator, inviting the Administrator or his representative to testify and present the Administrator's position to the subcommittee.

The Administrator's representative can't answer for the Administrator on what the Administrator's position is in any of these specific areas. Is that not correct Mr. Avent?

Mr. AVENT. No, sir, I recommend to him sites based on our analysis and make recommendations to him for possible collocation.

Mr. FLEMING. Could you just tell this committee what his plans are for Minneapolis, or St. Petersburg, or Los Angeles, or Houston?

Mr. AVENT. I cannot tell you what the decision will be on Minneapolis because the study is still being done. We are still working with GSA on the other sites and hopefully we can move it.

Mr. FLEMING. I don't know what working with GSA means, because, we have accomplished little in 3 or 4 years on collocation.

The documents that are coming up here don't mean anything because they show St. Paul for collocation in 1989; St. Petersburg for 1989, and Los Angeles. Now you are saying forget it. We can't backfill Los Angeles so we can't move; it is cheaper in Houston now to lease so we are not going to move there either.

What the committee is looking for and what the subcommittee is looking for, is some kind of firm document that we can rely on.

Mr. AVENT. I understand.

Mr. FLEMING. And I am not hearing that any such document exists.

We have these hearings year after year, and we are no closer now to a plan to collocate than we were 3 years ago. At least we haven't seen any evidence of it.

Mr. AVENT. Not on a large-scale basis, you are right, sir.

Mr. FLEMING. Why can't GSA backfill in Los Angeles?

We had a staff man out there for a week last year and he found that developers in Los Angeles are looking for land to develop because of the demand for commercial office space.

When commercial clients are begging for office space in the area where the Regional Office is currently located, what reasons are given by GSA that it cannot backfill the space?

Mr. AVENT. The explanation we received for the difficulty in backfilling the Los Angeles Regional Office is that the L.A. Regional Office and the Federal Building it is located in are in the northwest corner of the city and that most Federal agencies would like to be downtown in Federal Buildings.

Mr. FLEMING. Thank you, Mr. Chairman.

Mr. PENNY. Mr. Chairman?

Mr. EVANS. I yield to the gentleman from Minnesota.

Mr. PENNY. Mr. Chairman, I just want to insert one last comment regarding the potential use of Building 43, and that has to do with the cost implications.

I don't agree that it requires extensive renovation and a new budget submission in order to make that building compatible for VA Regional Office use. I think relatively modest renovation investments would make that a usable facility, and I would like you to pursue the possibility of making those renovations within the authority you have to spend without specific authorization.

I think you have got up to $2 million a year you can spend on renovation projects without a specific authorization from the Congress. I think you could probably do it for that. It is a pretty good building.

I don't think we have to be talking about a major renovation project. If I read the statistics right in your 5-year plan, you are hinting that you may request $20 million—maybe I am reading the wrong column here. But is says $20 million here in 1989 to move the VA Regional Office to the VA hospital grounds. That is absurd. That building is sound. It is already being used for administrative purposes in addition to hospital care.

I just can't believe that it would take more than a couple of million dollars in renovation costs to make enough of the space available in that building for the VA Regional Office.

Again, give it serious thought and try and work things out with GSA, and try within the confines of the authority you have to spend a certain amount on renovation to get that renovation done this coming year and to get them moved over there.

I think to wait any longer is wasting money two different ways: It is wasting money on VA lease costs that don't make sense, and it is wasting money by leaving a building sit empty that could be put to some good use.

Mr. EVANS. Rufus?

Mr. WILSON. Mr. Avent, in times past, referring specifically to Newark, New Jersey and New York City, there have been efforts to move those Regional Offices from what is now considered to be very undesirable space.

GSA has to enforce a rule, I think in law, that they try to maintain downtown areas to make sure they don't deteriorate and that kind of thing.

In terms of moving Newark, New York, and other places, have you overcome that hurdle, or have you continued to address it?

Mr. AVENT. We have continued to address it. We have got an agreement from GSA to move both Newark and New York.

Mr. WILSON. So you would move New York after the new hospital construction takes place at Manhattan?

Mr. AVENT. After the clinic addition has been completed.

Mr. WILSON. And you would build a new building at East Orange for Newark; is that correct?

Mr. AVENT. Yes, we would, sir.

Mr. WILSON. Thank you, Mr. Chairman.

Mr. EVANS. Thank you.

In 1985, the Department of Veterans' Benefits had a 5-year major construction projects plan. That plan called for two collocation projects in fiscal year 1986; seven projects, including St. Paul—for Mr. Penny's interest—in fiscal year 1987; five projects in fiscal year 1988; five projects in fiscal year 1989, and seven projects again in fiscal year 1990; a total of 26 projects in 5 years.

What happened, and does the DVB have current 5-year major construction projects planned? And how many collocation projects are proposed for the next 5 years?

Mr. AVENT. The fiscal year 1985 that you mentioned, Mr. Chairman, we are still pursuing that. Those stations identified in the plan are still being currently analyzed and studied, and as we move forward—and five of those, of course, are those that we sent forward to you.

Again, we are beating a dead horse with the backfill. I keep saying that. It sounds like that is an excuse from me but it is not. If the ROs are in the Federal Buildings we must pursue the backfill with the General Services Administration.

We have, as I said before, sent letters to all the regions asking them to supply us with data pertaining to backfill potential, and we have asked for responses by June 1st of this year, which is just a couple of weeks away.

Mr. EVANS. We would like to get copies of those letters and then responses that you get to those letters for the record of this hearing. We will keep the record open.

Mr. AVENT. The letters we sent to GSA, sir?

Mr. EVANS. Yes, the letters to GSA and the responses.

Mr. AVENT. Certainly.

[See p. 273.]

Mr. EVANS. It is very frustrating. Rufus handed me a chart showing the rent increases just between fiscal year 1987 and fiscal year 1988. Standing out above all others is a 30.2 percent increase in New York. In Chicago, the difference in dollars between those two immediate fiscal years is $223,000—it is a 21.8 percent increase; Houston has a $205,000 increase, a 17.6 percentage increase; St. Paul, $262,000, representing a 14.1 percent increase, and St. Petersburg, a $205,000 increase, representing a 16.5 percentage increase—all in just one fiscal year, and that is very disturbing to us.

My question, and this will be my final question and we will have some others that I will submit to you, is: Does the budget process discourage collocations from being proposed?

Are collocations being discouraged because spending for collocation occurs in 1 year but the savings don't occur until later years?

Mr. AVENT. Mr. Chairman, it is true that the savings will not occur until later. However, the budget process does not discourage the collocation projects. Once they are developed, they get into the cycle of competition for priority within the budget cycle with all the other construction projects.

Mr. EVANS. So is saving money not a high priority?

Mr. AVENT. Yes, it is, sir.

Mr. EVANS. We are very discouraged. When we look at all these statistics we see these results in just 1 year—and I would like to enter this chart into the record. I think it tells the story better than anything I know of, so I would like to enter it into the record.

[The chart appears on p. 272.]

Mr. WILSON. Mr. Avent, in conversations that we have had previously with VA officials, it has been indicated that GSA has notified you already that for 1988 on an overall basis all across the country for Regional Offices they plan to increase the SLUC rate by 15 percent. Is that correct?

Mr. AVENT. That is correct, sir.

Mr. WILSON. Have you appealed any of that?

Mr. AVENT. Not as an overall number. In certain locations we would look more at classification of space because of different charges, like whether it is office space or whether it is storage space. But as far as the actual increase in a particular city, we have not, sir.

Mr. WILSON. The gentleman from GSA said earlier that there was an appeal process. Have you ever used that process?

Mr. AVENT. We have used it on different types of space. But from my recollection I don't remember us appealing one—and again, that is a short recollection of a year or so.

Mr. **Wilson**. There was quite a problem in Milwaukee prior to the time that renovation took place over at the Wood, Wisconsin hospital you wanted to move the Regional Office over there. At that point in time, GSA was trying to get the Regional Office to move into a different building, at an increased rental price.

There was a dispute at that time, but finally, VA prevailed and did move. That has been a very successful thing, hasn't it?

Mr. **Avent**. To some extent. We moved into a renovated building at the Wood, Wisconsin site. We did have a flood in the building last year that caused substantial damage. The move itself went very well. We moved in with minor construction being done. Last year we did suffer quite a bit of water damage in flooding in the building because of the way the building is laid out. Other than that, though, it has been a successful move.

Mr. **Wilson**. That could also have taken place in the downtown Federal Building, couldn't it?

Mr. **Avent**. Possibly.

Mr. **Wilson**. Same kind of thing?

Mr. **Avent**. Certainly.

Mr. **Wilson**. That is not a disincentive to move, is it, because of that kind of disaster?

Mr. **Avent**. No, it is not.

Mr. **Wilson**. Thank you, Mr. Chairman.

Mr. **Evans**. Thank you.

I will submit some further questions that we would like you to answer. In the interest of time we need to move on.

Mr. **Evans**. The Chair would like to recall Mr. Zoellner for a specific question about Los Angeles, or the representative of GSA, to come forward and join us.

If you would identify yourself for our records.

## STATEMENT OF ANTHONY E. COSTA, REALTY SPECIALIST, PUBLIC BUILDINGS SERVICE, OFFICE OF FACILITY, GENERAL SERVICES ADMINISTRATION (RESUMED)

Mr. **Costa**. My name is Tony Costa. I work on Mr. Zoellner's staff in the Office of Facility Planning.

Mr. **Evans**. Can you tell us why we are having backfill problems concerning the Regional Office in Los Angeles?

Mr. **Costa**. GSA is planning the construction of two Federal Buildings in the Los Angeles area. Design has been completed on the Los Angeles Federal Center. Construction should proceed in the near future. The second construction project, a Federal Building in Long Beach, is now in the construction bid solicitation phase.

After filling the two Federal Buildings there will be no non-location specific leased space available for backfill of Government-owned space vacated by the VA.

Mr. **Evans**. Is the VA being penalized because you are having these Federal agencies fill these new buildings?

There must be agencies that are presently located in GSA space that are moving out to these new Federal Buildings. Aren't they required to backfill as well?

Mr. **Costa**. From government-owned to government-owned?

Mr. **Evans**. Yes.

Mr. Costa. Courts are expanding in the downtown Los Angeles area and there are some agencies moving into the new Federal Building from an existing Federal Building.

Mr. Evans. Why aren't they under the same requirements that exist for backfilling as the VA? In other words, it seems like we would never come to a situation where we would be able to backfill that space if in fact you have so many Federal agencies, for whatever reason—perhaps good reasons—move into the new Federal Buildings being built there.

It just seems to me that the VA is in effect being penalized because there is absolutely no demand then if all these agencies that presently exist in L.A. are moving to the new Federal Buildings. There is just no incentive for them to look at existing office space when it is probably in their interest.

Is that correct?

Mr. Costa. Excluding expansion space, the proposed occupants of the two planned Federal Buildings are currently assigned leased space in close proximity to the future building sites. The site for the Los Angeles Federal Center is adjacent to an existing Federal facility in the central Los Angeles area. Occupants for the Long Beach Federal Building are currently located within the Long Beach area. The Federal Building at 11000 Wilshire, which is where the VA is currently located is—

Mr. Evans. Let me ask you, if I was the VA regional officer, would it be easier for me to relocate at this new Federal Building than at the VA facility? Could we get out of our lease to get out of present GSA rented space to get into the new Federal Building easier than we can to collocate it at the VA?

Mr. Costa. I am not sure if I could answer that whether it would be easier or not.

Mr. Evans. That is what seems to be the case. No other Federal agencies apparently are having a problem relocating in the new Federal office buildings, but to get the VA to relocate, to collocate, with VA facilities is much harder. It just escapes me in terms of logic since there are so many savings that I think could be realized.

The gentleman from Minnesota?

Mr. Penny. Before the GSA builds a new structure to accommodate all of our various Federal agencies, aren't you required to look around and find out what Federal agencies already may have space that could be used by other agencies?

Mr. Costa. Yes.

Mr. Penny. I think it is in Houston—then why in Houston are we building a brand-new GSA facility when we have the potential to move the VA Regional Office and free up some existing GSA space?

Mr. Costa. The VA is in leased space in Houston.

Mr. Penny. I misunderstood. I thought it was Houston but I guess it is Los Angeles—where GSA is building a new structure when we currently have an opportunity to free up existing GSA space which then could be used by the kinds of agencies that you might be moving into the new building.

Mr. Costa. I think two factors are important. First, although housing Federal agencies is a dynamic process requiring constant adjustments. The basic housing plan for the Los Angeles Federal Center was put together a number of years ago.

The second factor is that a number of the agencies have locational requirements in downtown Los Angeles.

Mr. PENNY. Those requirements hinge on what?

Mr. COSTA. Their own activities.

Mr. PENNY. Which interrelate with?

Mr. COSTA. Either the public, other agencies, or private sector activities, contractors, things like that.

Mr. PENNY. I don't have any further questions.

Mr. EVANS. If it is a dynamic process, maybe it could be downsized so there aren't as many Federal agencies moving into the new Federal Building. Perhaps that is something you ought to consider.

Mr. PENNY. Mr. Chairman, if it is a dynamic project, it is about the only dynamic thing I have seen from the GSA in this morning's hearing.

Mr. EVANS. Any response?

Mr. COSTA. When you are building a building in downtown Los Angeles—I will just talk in general because I am not really sure about the Los Angeles issue. But when you are building a downtown building, because of economies of scale and because of development requirements, it doesn't make sense to build a building that is smaller than can be built. When we get the opportunity to construct a building we should build it to maximize the amount of space.

Mr. EVANS. We would like the dynamic to include some of our budgetary concerns and concerns about serving veterans. We have expressed a great deal of interest, particularly in Los Angeles, and hope we could get some better response next time we have a hearing if that is necessary on this issue.

Mr. EVANS. Mack Fleming, do you have any questions?

Mr. FLEMING. No.

Mr. EVANS. Thank you very much, we appreciate your time.

Mr. EVANS. Our next witnesses are four Regional Office Directors. They are Mr. Carlos Rainwater, St. Petersburg; Mr. Morris Nooner, Jr., from Fort Snelling; Mr. Theodore Myatt, Houston, and Sam Holmes from my own Regional Office in Chicago. If you would all want to come forward we would appreciate it. We welcome each of you to the committee. Thank you for traveling a considerable distance and for joining us this morning.

Please feel free to express your views on collocation. Please describe for us the advantages you anticipate from collocation or any possible disadvantages. Also, please describe for us any location or space problems you may be experiencing at the present time.

I understand none of you have written statements. If you do we would like you to submit them in total for the record. If not, you may proceed. We will start—since I will use my discretion—with Sam Holmes.

## STATEMENTS OF SAMUEL L. HOLMES, DIRECTOR, VARO, CHICAGO, IL; THEODORE W. MYATT, DIRECTOR, VARO, HOUSTON, TX; MORRIS B. NOONER, JR., DIRECTOR, VARO, FORT SNELLING, MN, AND CARLOS L. RAINWATER, DIRECTOR, VARO, ST. PETERSBURG, FL

### STATEMENT OF SAMUEL L. HOLMES

Mr. HOLMES. Thank you, Mr. Chairman, and members of the subcommittee. I am very pleased to be here today to present information concerning my understanding of collocation as it may apply to the Chicago Regional Office.

Our Regional Office is one of the 10 largest, in both size and workload. In order to fulfill our mission, we must provide space for our 426 employees, over 100 service organization personnel, and others.

We currently occupy approximately 110,000 square feet of space in a GSA-owned, nondescript Federal facility located at 536 South Clark Street, immediately south of the Chicago Loop.

The building, formerly called the Rand-McNally Building, was designed and constructed to house massive printing presses. Accordingly, the building is designed as a production facility and not as an office building. Due to its design, with a large open courtyard, it is very difficult to configure the existing floor space in such a manner as to maximize work flow efficiency. And because of the unique and particular construction of this facility, heating, air conditioning and humidity control is extremely unsatisfactory.

The inability to establish and maintain acceptable environmental controls has taken its toll on both our employees and the temperature-sensitive and sophisticated ADP equipment located at our facility.

Computers and word processors not only break down more frequently under such conditions, but tend to experience a higher rate of malfunctioning while still operating as a result of these unacceptable climatic conditions.

Such high humidity levels, for which the building has no controls, combined with temperatures in the high 80's or low 90's during spring and summer months, in my opinion, cannot, and will not be corrected in the foreseeable future.

We pay the General Services Administration approximately $1.1 million annually in direct rental charges. Additionally, we pay supplemental charges of $70 a month per year for rental of common use areas, $21,000 per year for health care service, and $26,000 a year for guard service. This brings the total annual charge to the agency to approximately one and a quarter million dollars.

It was for these reasons, Mr. Chairman, that several years ago we began discussions with VA medical facilities as possible collocation sites for our office. The VA Hospital Hines appears to have sufficient space available and is receptive to relocating our office to their reservation.

The Hines complex, which is located approximately 12 miles due west of our current location, contains in addition to the VA hospital, the following VA facilities:

a VA Data Processing Center;
a VA Marketing Center;

a VA Supply Depot;

the Chicago Office of the VA District Counsel; and

two Chicago Offices of the VA Inspector General.

The hospital anticipates vacating three periods during fiscal year 1990, which could be modified to house our Regional Office.

There is also the more desirable alternative of designing and constructing a facility to fit the specific requirements of the Regional Office operation. VA Hospital Hines has and can make land available should this be judged to be the most desirable alternative.

There are others in the agency, Mr. Chairman, that are more qualified to discuss the actual comparative cost of each alternative. However, our space management people in Central Office has estimated that based upon a projected leasing cost of $18.4 million, constructing a new building for our office at $10.3 million, or renovating existing construction at $16.4 million would nonetheless save our agency $8.1 million in case of new construction and $2 million to renovate. Clearly, the new construction to me presents the most inviting alternative.

Currently, we are spending well in excess of $1 million annually for space with which we are neither comfortable nor satisfied. A secondary, but nonetheless nagging concern, is the snail's pace at which services are provided to us by local GSA officials. Simple, routine projects take weeks, months, and sometimes years to complete, and some housekeeping tasks, which is also the responsibility of local building management, never seem to get done.

So quite frankly, Mr. Chairman, if allowed to collocate, I feel confident that we can manage the physical environment better and provide needed services more rapidly and economically than the General Services Administration can.

We have a vested interest in maintaining the physical work environment in first-rate condition since our failure to be responsive would affect our own people and, therefore, our ability to discharge our mission responsibilities in an acceptable and professional manner. We have a sense of urgency to keep all aspects of our operation functioning at peak performance.

GSA has no vested interest in providing service to our clientele and in our opinion, no sense or urgency in maintaining the work site in tiptop condition. It appears that GSA, at least from our viewpoint, is more interested in maintaining control of as many facilities as possible rather than devoting the necessary resources to improve and upgrade the working conditions and environments of its tenant agencies.

Finally, Mr. Chairman, I feel that the veterans of our country are entitled to the best service available anywhere and I strongly believe that collocation will enhance our ability to provide that service.

Thank you very much.

Mr. Evans. Thank you, Mr. Holmes, for that incredible testimony. We will ask you some questions after we have heard from the panel.

Mr. Evans. Mr. Myatt?

## STATEMENT OF THEODORE W. MYATT

Mr. MYATT. Yes, thank you, Mr. Chairman. My name is Ted Myatt. I am Director of the VA Regional Office in Houston.

I have been Director in Houston for some 11 years. To give you a brief acquaintanceship with our situation in Houston, we serve basically the southern half of the State of Texas. Our sister office in Waco serves the northern half of the State. In the way the Regional Offices are generally measured, the Regional Office in Houston is 10th, generally considered 10th in size, so it is one of the larger Regional Offices, although certainly not the largest of those in the system.

I have long been very strongly in favor of the concept of collocation. I can recall that the distinguished Chairman of the Veterans' Affairs Committee, Chairman Montgomery, visited Houston 3½ or 4 years ago, early in the consideration of collocation. He met with me. He met with the hospital director, Mr. Sheehan. He saw the site, and from that day, I suppose, I have felt that Houston would certainly be one of the first collocation projects. It was so obvious the advantages to be gained to the veteran, to the agency.

We had one of the great new VA hospitals just about to commence construction. That construction as you know, I am sure, is now under way, and occupancy will be, I believe, about 1991. It will be one of the great shining facilities in DM&S.

It always seemed just the logical thing that we start this concept of collocation there in Houston at the same time that the construction was ongoing with the hospital, so the two things could be planned simultaneously rather than haphazard planning that we are often a victim of in housing Regional Offices.

So I have received repeated assurances and I suppose I became a little bit overconfident—let me tell you this about my situation. We have been in what is called the International Trade Center Complex—that is approximately a 5-minute drive, from the Medical Center, approximately a 5-minute drive, in the same general area of southwest Houston. We are now located just about a strong center fielder's throw from the Astrodome. We have been there for about 12½ years. Our original lease was a 10-year lease. That expired just a little over 2 years ago—almost 2½.

The question that I had as the Director of the Regional Office, I had to make a recommendation to the VA, is, what do we do now? We saw collocation coming up. I had received these assurances that VA Houston would be one of the first collocation projects. The question was, whether to vacate the International Trade Center—which is not a highly desirable facility. It is 25 to 30 years old. It could be far better. It is in a somewhat marginal area—crime-wise, and otherwise—whether to vacate that building and go for a better deal in the way of a leased facility. Well, with collocation looming and with VA Houston seeming to be one of the first VA projects, that meant to me if we were going to move, it would take GSA about a year and a half proceeding at their very deliberate pace—I try to be kind about that—a minimum of a year and a half to move us, probably 2 years to be more realistic.

Then we have collocation with a tentative schedule of 1991 is what I was looking at in the agency. I have been through a move of a Regional Office a couple of times—it is a debilitating experience. It knocks the Regional Office off its pins for a good year, my experience tells me.

We could not handle a possible two major moves of a Regional Office within 5 years, not with our workload. We have 7,000 foreclosed properties—we are struggling, as are other Regional Offices. And I didn't want two moves in a fairly short period so I opted to stay there, get GSA to renew the lease for 5 years, and presumably that would take us to collocation about 1991.

That seemed like a sensible plan. I found nobody who took serious issue with it. The thing that has happened to us, one of the numerous ways that the economic recession in Houston has affected the Regional Office occurred here—principally it has been in the foreclosure field as I have mentioned, but it also affected us in that when it came time to apply this formula, this cost analysis required OMB Circular A-104, suddenly the conclusion that came out of that because of the market conditions in Houston, was that it was cheaper to go for long-term lease in Houston than it was to build and collocate on VA hospital grounds.

Now, given the figures are close. I believe that there is about over a 30-year life cycle, a $2.2 million difference in favor of leasing.

I want to close this hurriedly, I realize my time is nearly up.

I want to tell you why I think that formula doesn't make a lot of common sense; in fact, it flies in the face of common sense to me. I think the formula under which this was computed, that the results are skewed because of the economic situation in Houston. There is no doubt about that.

If you had taken this survey 2½, 3 years ago, or if you take it 2½ or 3 years hence, the results are going to be entirely different. So I say, number one, the formula is skewed, in my opinion. Number two, it has no real relevance, because GSA could not get us into this leased facility which they say we ought to do for a long, long period—long-term period, take them a minimum of 2 to 3 years to do that. Again, we are talking about market conditions turning back toward normal, and that has got to be the result.

So, it is not really relevant in the practical world. But Houston is the victim of what the formula says.

I say, Mr. Chairman, the formula flies in the face of common sense. It also takes into consideration nothing in the way of improved service to the veteran; simply a dollar thing. And the experts who apply this formula—I talked to them yesterday, those in our agency—they admit that there is a 10 percent margin for error in the formula. You know, $2 million is within that 10 percent.

So I contend, for one of VA's prime collocation projects to be ruled out on the basis of an arbitrary formula whose results are skewed in this case and really not pertinent is a terrible thing in my mind, and certainly not in the interest of the veterans of southern Texas.

Mr. Chairman, I appreciate the opportunity to appear before the committee.

Mr. Evans. Thank you, Mr. Myatt.

Mr. Evans. Mr. Nooner?

## STATEMENT OF MORRIS B. NOONER, JR.

Mr. NOONER. Thank you, Mr. Chairman.

My name is Bob Nooner, and I am presently the Director of the VA Regional Office and Insurance Center at St. Paul. I appreciate the opportunity to participate in this hearing.

Our office is presently housed at the Bishop Henry Whipple Federal Building which is located about a half a mile from the VA Medical Center. And as has been indicated the new Medical Center is going to be dedicated this fall. I believe it was in 1983 at the time they were trying to get the final approval for the building of the replacement Medical Center that the then Director, Mr. Dan Cooney, and I, initiated a joint letter to the VA—one of which went through the DM&S side, the other going through the Department of Veterans' Benefits—both recommending the collocation of the VA Regional Office to the Insurance Center.

At that time there was some question in the community as to what was going to happen to Building 43. We thought that that would resolve that issue and then the approval of the new replacement hospital would be under way. That has been in the arena of Central Office since that time.

Now including the service organizations, we presently occupy approximately 160,000 square feet in the Federal Building We are located on five non-contiguous floors.

Our office is currently the major tenant, but recently the Postal Data Center has acquired a greater number of employees and more space. Now, to accommodate this expanding activity the Regional Office has already undergone one forced relocation of all or parts of three divisions of our operation. The GSA is currently, we know, renting some commercial space in the Twin City area, but it is good space, at the Federal Building—and I know that there are agencies wanting to get into the Federal Building.

In reviewing the potential savings and advantages against any perceived disadvantages, I think the overwhelming positive effect of collocation greatly outweighs the temporary inconvenience of moving to the nearby VA Medical Center

I believe a major advantage, though, in my opinion, woul be the monetary savings to be realized, by going to VA-owned space. I am sure there would be a reduced cost in the building rental; be an elimination of the SLUC charges for joint use space and services in the present VA location.

There is a potential for the sharing of resources, both from the Department of Medicine and Surgery as well as from the Department of Veterans' Benefits. In our area we would increase the utilization of ride sharing because of more employees coming to the same particular site. We think that there's possibilities of improved centralized services to our veteran public.

The efficient design of work sites allowing for modern work flow and methods would also improve that type of service.

They would also provide the VA better control and a cohesive future development of space utilization. We would not be dependent upon the whims and fancies of some other agency or the GSA.

Now, there are some disadvantages, and I think one of the greatest disadvantages that we would face would be on-site parking for all of the employees. Then, of course, the disruption of services during the physical relocation, both in providing to the veterans as well as the internal type of disruptions that would happen.

But the primary responsibility and the goal of every VA operation is to provide benefits and services to the veterans. I feel that at St. Paul, despite the temporary disruption during the physical relocation, the overall service, the convenience, and timeliness of service and benefit of delivery would be substantially improved.

Now, services that are presently provided by the VARO and Insurance Center would then be at the doorstep of every Medical Center patient and visitor. I believe this would positively influence our public exposure and allow us to improve the services we are responsible for providing.

I have discussed this with the service organizations in our area and they are fully supportive of the collocation. I would have one or two reservations.

One would be a caution on establishing a landlord concept that the medical director or the medical service would be the landlord. I believe that separate jurisdictional areas and property should be provided.

It may not be good, the collocation for every Regional Office, but at our particular site I am fully convinced that it is an agency savings, it would be good for the agency monetarily, service-wise, to provide collocation.

When I mention collocation, I would hope that the autonomy of both the medical services and the Department of Veterans' Benefits services would remain and that we would be talking solely collocation and not consolidation of services.

Thank you, Mr. Chairman.

Mr. EVANS. Thank you.

Mr. EVANS. Mr. Rainwater?

## STATEMENT OF CARLOS L. RAINWATER

Mr. RAINWATER. Thank you, Mr. Chairman. I appreciate the opportunity and the invitation to appear before the committee this morning. I represent, of course, the Regional Office in St. Petersburg, Florida.

The Regional Office moved into the William Cramer Federal Building in 1967. The Cramer Building is a 7-floor structure in downtown St. Petersburg. Our work force of 564 employees, which is, along with Los Angeles, we are about the two larger Regional Offices in the system. The work force is distributed over six floors in that building.

The City of St. Petersburg is on the south end of the Pinellas peninsula in the immediate downtown area.

The collocation consideration is, of course, with the Bay Pines VA Medical Center , which is located up in toward the central part of the Pinellas peninsula. There is a less than 4-year-old replacement hospital there, as you know. It was dedicated 3, 3½ years ago. The Center is centrally located to the population of Pinellas County. There is available real estate at the Medical Center, public transportation is available, private transportation and parking is available in abundance.

As a matter of fact, we did an informal study and we found that at least half our employees drive past the VA Medical Center on their way to work at the Cramer Federal Building, and the same is true for the veterans that we serve. The population of Pinellas County is in the northern part of the County. They come by Bay Pines to get to our location.

I have had extensive discussions about collocation with the Director at Bay Pines and with the District and Medical Director, and we are all in agreement that it would be to the advantage of the VA and would provide efficient one-stop service to the veterans that we serve.

I am reluctant always to criticize a fellow executive agency but I think there are some things that need to be said with our relationships with the General Services Administration. We consider our building a piece of equipment, a tool with which to achieve our mission. That piece of equipment is broken. The equipment is poorly maintained—and when I say equipment, I mean the building. It is inefficiently maintained and I can go through a litany of problems, difficulties, challenges that we have had being the major occupant of that Federal Building.

In 1973, one of GSA's low bid private contractors, through the improper use of flammable materials, set fire to the building.

In 1976, due to structural problems with the building, the seventh floor was beginning to crack and collapse due to the weight of the equipment we had on the seventh floor. We had to move one-third of our work force 5 miles across town into leased space. GSA told us that that was a temporary 6-month arrangement. Six years later, in 1982, GSA made arrangements to move that one-third of the work force back into our building. That was an interesting 6 years with a third of the work force across town.

One of the more significant problems that may sound petty and picayune to a forum like this but the elevator problem, in the Federal Building, is atrocious. There are four elevators. We are lucky if at one time two of those elevators are operational.

There are 12 documented incidents within the last 9-month period of accidents to our employees caused by the door and unlevel operation of the elevator system.

There is a soft cost associated with poor elevator service. Our average daily rate, that is, our average employee, makes $95.00 a day. They spend a significant amount of time waiting on unoperational elevators to get them from one floor to the next due to their necessity of going among divisions.

St. Petersburg is, of course, in a lovely tropical climate. That has a down side. In a tropical climate you have insects and rodents. They are endemic to the environment .

The building is infested with rodents and insects, and GSA's answer to an insect and rodent program is for the GSA building mechanic to go down to K Mart and buy a spray bomb whenever anybody has fleas under their desk, and spray under the desk for a little bit—and that is their rodent-insect problem.

The air conditioning, of course, being in a tropical environment, is less than adequate. We have computer equipment that has done less than perfect operationally. Added to that, is the condensation and humidity problem due to lack of air conditioning.

On this very serious note, we have had, last year, one of our employees died from Legionnaire's disease. The widow of that employee filed a Workman's Compensation claim against the government claiming that the air-handling in the Cramer Federal Building contributed to this employee's contracting Legionnaire's disease.

The building, all floors of the building, are insulated with incapsulated asbestos, making it impossible to do any structural changes to accommodate our work force. You can't disturb incapsulated asbestos. It gets into the air handling system. OSHA will not permit GSA even to backfill because of that asbestos problem.

Not the least of our problems in an inadequate environment, we have a very active labor organization at the St. Petersburg Regional Office, the American Federation of Government Employees. Whenever the working conditions are adversely affected by poor building maintenance and poor building operations, inconvenient, unsuitable accommodations, the unfair labor charges and the grievances are not filed against GSA—they are filed against me. They get on my shovel whenever these inadequacies affect the work force, and they are numerous. We spend a considerable part of our time dealing with our labor union over this unpleasant environment situation.

I have other stories. I see my time is up.

The issue of backfill seems to be a common thread through these discussions. If you want to, I can give you a very interesting story on how GSA backfilled one floor of that building in less than 10 working days, from start to finish.

Mr. Evans. Please.

Mr. Rainwater. Thank you very much.

Mr. Evans. We would like to hear your story.

Mr. Rainwater. You want to hear the story?

Mr. Evans. Yes.

Mr. Rainwater. I said our work force is distributed over seven floors of the Cramer Federal Building. The third floor of the Cramer Federal Building was vacated by the Bay Pines Outpatient Ambulatory Care Clinic—upwards of 3 years ago, probably closer to 4 years ago.

Due to the incapsulated asbestos, insulation on the third floor, OSHA prohibited GSA from backfilling that space. Less than 3 weeks ago, we found out thirdhand that the Military Induction Processing Center, which was located near McDill Air Force Base in Tampa, had structural problems with their buildings, that is, in Florida sometimes when you build nice buildings on unstable sand, they begin to sink into the soil. This building was sinking.

The MIPS—that is the acronym for the Processing Center—contacted GSA and asked for space. Within 10 days, GSA got themselves a waiver to rent that third floor to MIPS without any notice to us. All of a sudden we find out that we are going to have 100 additional employees in our building to further stress our inadequate eating facilities and inadequate parking situation. And 200 to 300 recruits, with no security or no crowd control measures being thought of by GSA, would be turned loose in our building. They would start their processing at 6:30 in the morning, 2 hours before our inadequate guard comes to work—which we pay for, but GSA supervises. Our security is nonexistent now, and it would be less than nonexistent with these 200 to 300 recruits running around through the building without us being there. GSA never even informed us of this. We found out about it thirdhand through our Federal Credit Union people.

It took them less than 10 days to get this deal cut and these people put in.

The truth is, on backfilling in the St. Petersburg-Tampa Bay area, most of the agencies—Social Security, Logistics, Marine Fisheries—have at one time been in the Cramer Federal Building. They fought like tigers to get out of the Federal Building, and they don't want to come back—I can guarantee you. I know the directors of those organizations and they don't want back in the Federal Building. So that is the backfill problem in the Tampa Bay area. It has nothing to do with the SLUC rate or anything else.

So as I say, we are paying $1.2 million and change for that space now a year. We are slated for a 16½ percent increase next year as you observed. We could be a much more effective, efficient organization and serve the veterans of Florida better if we were collocated with the Medical Center.

Thank you very much.

Mr. Evans. This is some of the most incredible testimony I have ever heard as a Member of Congress. I suppose you could go on with even more stories, if we had the time.

Mr. Rainwater. Yes, sir.

Mr. Evans. This is just amazing. I am wondering if you have an asbestos embedded third floor, if we won't ultimately be having claims from veterans that were inducted on that floor when they were recruits.

Mr. Rainwater. There is potential for that.

Mr. Evans. So you may be having problems in the long run with this as well.

Obviously, we have heard before you testified, the cost implications. You are all telling us that there are also tremendous morale implications, and efficiency implications, not only affecting the employees, but these factors must affect the ability of your employees to process claims and pensions, and so forth, in an orderly fashion.

Mr. Rainwater. That is correct.

Mr. Evans. Would you care to comment about that? Obviously, we are tying up $95-a-day employees on elevators for great lengths of time. That is very cost inefficient and should be added to the cost increases that we are seeing.

What kind of morale problems are you seeing as a result of all this?

Mr. Rainwater. When you have employees—and this is not a sexist statement, but ladies don't like to come to work when they open a file cabinet and mice have eaten some of the files in the file cabinet. That is a very demoralizing thing.

Mr. Evans. I don't think the men like that either.

Mr. Rainwater. Men don't like that either. I don't either.

When ladies are coming to work and they are sitting at their desk and they look down and there are fleas on their ankles, they tend to get a little tense and moody about that. They talk to their supervisor, and their supervisor says we will call GSA. GSA comes up, and as I say, stops by K Mart and buys an aerosol can. The next time they get fleas on their feet, they do go the union and file an unfair labor practice for inadequate working conditions.

The interaction with the union is an extremely expensive process. There are not hard numbers, but I can tell you, we are talking thousands of dollars a year in defending unfair labor practices and grievances because of inadequate working conditions over which we have no control. That is a frustrating experience.

Mr. EVANS. That certainly takes away from your time to administer your office, I assume, as well.

Mr. RAINWATER. That is correct.

Mr. EVANS. I am also reading into everybody's comments with non-contiguous floor plans, and in Chicago, for example—the heat, there is an impact on modern computer equipment and the ability to set up perhaps in a network kind of fashion.

Does anyone have any comments on that?

I think it was Mr. Nooner who indicated you had non-contiguous floors. Is that a problem?

Mr. NOONER. Not really a problem in our particular area. I would comment that we have, in my judgment, a very desirable building. I think it was built in 1969. It is well maintained and I think there is a lot of desirable space there, but the cost is prohibitive for we in the VA, in my judgment.

Mr. EVANS. Mr. Penny?

Mr. PENNY. Thank you, Mr. Chairman.

I appreciate all of you testifying this morning. I want to confine my questions to the situation at Fort Snelling. Bob, I am glad you are here. I appreciate your advocacy for this move.

It has been a long time since you first made a request to the Administrator to authorize a collocation. You indicated that you and the medical facility director at that time initially made the request back in 1983.

In and about that same time, I made my initial request of the Administrator during committee hearings. You have followed up several times since. The record will show that at every opportunity here in the Veterans' Committee I have followed up on that same issue, and yet, here we are 4 months away from the opening of the new hospital with no answer.

What, in your opinion, would be necessary in terms of renovations if the VARO were allowed to move over to Building 43?

Mr. NOONER. Mr. Penny, I have not had the opportunity to review any of the evaluations that have taken place as far as the studies that have been done by Central Office, whoever it may be—

Mr. PENNY. But you are a good administrator with the sense of the needs of your workers and your programs, and you are familiar with the lay of the floors in Building 43.

Do you have some sense about whether it would take extensive renovations to accommodate your programs in that building rather than the Whipple Building?

Mr. NOONER. I am informed that there is an asbestos problem in that building also, that would have to be dealt with either in an abatement area or in the asbestos removal, which would be an expensive project, I assume.

Insofar as the facility is concerned, I think that now as I did then, that it can be accommodated to our services very nicely.

Mr. PENNY. Do you know of any other possible VA tenants for Building 43? For example, are there some VA health care programs that could be retained there? Are there other opportunities that we might be able to pursue? The size of Building 43 is probably more than you need for the VA Regional Office alone.

Mr. NOONER. Yes.

Mr. PENNY. I am just trying to get a sense if you have talked to the VA Medical Director or others to find out what else we might be able to put in that building.

Mr. NOONER. Yes, I have discussed this with Mr. Mullen and he has indicated that there would be some other functions that he could utilize that additional space for. Even though he has a new replacement hospital with new programs coming on line, new projects that they are hoping to put into the Medical Center in conjunction with the new replacement hospital, he could well utilize the additional space.

Mr. PENNY. What about backfill? You indicated in your testimony that you were aware of other agencies in and around the Twin Cities area that thought that the Whipple Building was kind of an attractive piece of real estate. I mentioned one in the hearing earlier—the Defense Logistics Agency. What may be some of the other potential tenants?

Mr. NOONER. Right at the present we are being pushed to redesign some space to relocate areas of our Regional Office to make room for the Bureau of Indian Affairs that is going to come in.

I had a brief meeting with some representatives from GSA Regional Office as well as the building manager a week ago Monday. And at this time they are very concerned that we get approval from Central Office to go ahead and proceed with the renovation and movement of our functions from the ground floor up to the first floor. We are all for this.

Mr. PENNY. They want to move you from the ground floor up to the first floor?

Mr. NOONER. Right.

Mr. PENNY. And make space for the BIA, then, on the first floor?

Mr. NOONER. No, they would go to the ground floor.

Mr. PENNY. That is what I mean, I'm sorry. And then make space for the BIA on the ground floor.

Mr. NOONER. Right.

And another facility that they are planning to put in is a Child Care Center which will take some of our additional space that we will have to make room for.

Mr. PENNY. That is a Center that would be available to all employees within that building?

Mr. NOONER. Yes, sir.

Mr. PENNY. Who finances that? Does each agency then pay a portion of those costs? How does GSA cover that?

Mr. NOONER. This is still under consideration as to how it will be financed. They asked each of the agencies. My response was that I felt it was GSA's responsibility, not the agencies' responsibility, to design the space and whatever type of remodeling would have to be done.

Mr. PENNY. In your earlier testimony, you made it sound as if you were being squeezed out of the Whipple Building, or that some of your staff or services were being moved out of the building to accommodate other tenants that were coming in.

Did I hear you wrong?

Mr. **Nooner**. I didn't aim to leave that impression that we are being squeezed out of the building. We are being squeezed in the space to vacate. Currently we have—

Mr. **Penny**. Which is what you then elaborated on in terms of the BIA as an example?

Mr. **Nooner**. Right.

We have additional square footage per employee than the goal as established for the agencies by GSA. We are attempting to consolidate our space so that we would have nearly 135 square feet per person.

Mr. **Penny**. The process of moving you to Building 43 is something, in my judgment, we should have had a green light on sometime ago. It is to the point now where we are going to have a building sitting empty for some time before we can conceivably make that move even if you do get approval.

Do you have any explanation as to why, when this request was made 4 years ago, we are still sitting around waiting for somebody at the top of the VA or at the top of GSA to give us the go ahead?

Mr. **Nooner**. Mr. Penny, I do not.

Mr. **Penny**. But again, you have made repeated requests and offered suggestions as to how the move could be made and what other tenants might be available for your vacated space, and all of that has brought no resolution to this issue in all of this time?

Mr. **Nooner**. Essentially, sir, I have not been out looking for people to come in to the VA Federal Building.

Mr. **Penny**. I understand, that is GSA's responsibility, but they seem to be at a loss to do their job. It seems to me they have got the burden to come up with other agencies. And since all of these other agencies have to work through GSA to rent private space, they certainly know of other folks in and around town that are currently in private space that maybe ought to be in government space when that government space is available.

This is a unique circumstance. I know in several of the other collocation instances were talking about building on a VA Medical Center site. But in this case it is unique because we have the space available. I think some modest renovation would make it very adaptable to your needs. So for the cost involved, it looks to me like they couldn't get a better bargain.

It just amazes me that they moved within 10 days down in Florida to move a facility into an asbestos-infested site and somehow they can't get about it in 4 years to give us the authority we need to save money and collocate our veterans' programs on the VA Medical Center campus at Fort Snelling.

Again, I appreciate your testimony. I think we have made our point this morning. This committee will be following up on the issue generally but I have received assurance from the staff that we will be attempting to pull together Mr. Turnage and the head of the General Services Administration to pursue in particular this question of the Fort Snelling facility so that we get a final decision one way or another, instead of letting this drag on the way it has for the past 4 years.

Mr. Evans. The gentleman is absolutely right. We are going to pursue this to whatever end is necessary, so we thank him for participating so extensively this morning.

Rufus?

Mr. Wilson. Thank you, Mr. Chairman.

I couldn't help but make two observations. Mr. Vogel testified the other day how difficult it was to be a Regional Office Director of the Veterans' Administration. I think it has been demonstrated here this morning that these Regional Office Directors before us do an extremely fine job and that is even in spite of all the difficulties that they have.

My other observation, Mr. Chairman, would be that Mr. Rainwater started out by saying he hated to be critical of a sister agency. I would hate to hear him testify if he was being critical.

Mr. Nooner stated that he hoped that collocation took place but not consolidation. Would that be the view of the other three Directors too?

Mr. Rainwater?

Mr. Rainwater. Say again, please.

Mr. Wilson. That you would favor collocation but not consolidation of functions.

Mr. Rainwater. You mean like sharing purposes?

Mr. Wilson. I mean by that, Mr. Rainwater, that you would not favor, would you, the consolidation of the admin function, the finance function, the personnel functions, and those kind of things, although you would look for economies of operation.

Mr. Rainwater. In our situation, that would be true, because as I said, we are the largest VARO, and Bay Pines has upwards of 2500 employees. It would be too large to manage with shared services like personnel, finance, and admin. It would not be effective at Bay Pines in our situation.

But as far as protective services and that kind of thing, there probably would be economies in that.

Mr. Wilson. Is that your view, Ted?

Mr. Myatt. Yes, indeed, it is. I think those things would have to be explored and there would be some mileage to be gained, such things as supplies, guard service, and that sort of thing. But depending upon the size of the facilities, that might preclude, certainly, putting it under one management, and that would be my view.

Mr. Wilson. Is that your view, Mr. Holmes?

Mr. Holmes. Yes, basically. I wouldn't want consolidation or shared services to be a part of the collocation package. But I and the Medical Center Director would obviously continue to explore ways to improve efficiency and probably discuss that one-on-one, situation-by-situation.

Mr. Wilson. Thank you.

Thank you, Mr. Chairman.

Mr. Evans. Thank you.

Rufus, I want to associate myself with your remarks about the dedication of these Regional Officers and the fine jobs they do. They really deserve our gratitude for coming and telling us the true human story to the statistics that we have heard today.

Thank you very much for coming today.

Mr. EVANS. Finally, we have a panel of veterans' organizations. First, Paul Egan of the American Legion, accompanied by Mr. John Sommer; Richard Schultz, representing the Disabled American Veterans, and Dennis Cullinan, representing the Veterans of Foreign Wars.

If you want to come forward, we have your statements before us. We will submit them in complete fashion for the record. If you want to summarize from them, please feel to do so.

We will start with Mr. Egan.

## STATEMENTS OF PAUL S. EGAN, DEPUTY DIRECTOR, NATIONAL LEGISLATIVE COMMISSION, THE AMERICAN LEGION, AND JOHN F. SOMMER, DEPUTY DIRECTOR, NATIONAL VETERANS AFFAIRS AND REHABILITATION COMMISSION, THE AMERICAN LEGION; RICHARD F. SCHULTZ, ASSOCIATE NATIONAL LEGISLATIVE DIRECTOR, DISABLED AMERICAN VETERANS, AND DENNIS M. CULLINAN, ASSISTANT DIRECTOR, NATIONAL LEGISLATIVE SERVICE, VETERANS OF FOREIGN WARS OF THE UNITED STATES

### STATEMENT OF PAUL S. EGAN

Mr. EGAN. Thank you, Mr. Chairman. John Sommer, the Deputy Director of our Veterans Affairs and Rehabilitation Commission, will summarize for us.

I would like to say, though, just a couple of remarks. Even though this may be comparing apples with oranges, it does seem indeed ironic that it would take so many months for the Veterans' Administration to determine how to collocate five Regional Offices with VA Medical Centers, while it is my understanding that it has only taken the VA 72 hours to determine how they are going to collocate nine Vet Centers with VA Medical Centers.

Mr. EVANS. Yes, I have the same feeling of irony, being a person that is an advocate for those Veteran Centers, as I know that your organization is as well. It strikes me as being very curious as well.

Mr. EGAN. What is especially ironic about it is that on one hand you are going to save money and enhance benefit delivery with regard to the Regional Offices. With regard to the Vet Centers, you are going to seriously jeopardize service delivery. Somehere in the mix, the benefit for the veteran is being lost and that shouldn't be.

Mr. EVANS. We are with you completely.

### STATEMENT OF JOHN F. SOMMER

Mr. SOMMER. Thank you, Mr. Chairman. This is not part of our statement as submitted, but I would have to say just based upon our observations this morning that as far as The American Legion is concerned, the Veterans' Administration and the veterans it serves should not be held responsible for GSA's inability to backfill space. That is inane.

As far as the summary of our statement is concerned, we have reviewed the report that was submitted to the committee by the VA on April 3rd. In order to elicit additional input as to the human services side of it, we contacted our department service officers in the five States that were involved for additional information and their feelings towards the proposed moves.

The majority of comments that we received were positive. We did have two specific problems that surfaced during our conversations, and actually it was the same problem, or potential problem, that was mentioned by the service officers at two locations rather than it being two separate problems.

We were advised that the available transportation to and from the VA Medical Center in New York is not as desirable as at the current Regional Office location. Also, in New Jersey it was reported that there is very little available transportation to and from East Orange at the present time. We realize that both of these projects are scheduled well into the future, however, The American Legion believes that a collocation plan must take into consideration the availability of transportation and accessibility of facilities for VA beneficiaries, particuarly the elderly and disabled.

The American Legion is mandated on this issue of collocation based on a case-by-case review. We support those proposals to collocate VA Regional Offices and Medical Centers where such combination of activities will provide maximum accessibility and convenience to veterans and that will be cost effective.

Also, this mandate places us in a position to oppose any such proposal that is inconsiderate of the needs of VA beneficiaries for adequate transportation and immediate accessibility, and that would not be situated at a location that would provide maximum availability of personal services to the veteran population residing in the jurisdiction of that Regional Office.

That, Mr. Chairman, concludes the summary of our remarks.

Mr. EVANS. Thank you, Mr. Sommer.

[The prepared statement of the American Legion appears on p. 392.]

Mr. EVANS. Mr. Schultz?

## STATEMENT OF RIHCARD F. SCHULTZ

Mr. SCHULTZ. Yes, thank you, Mr. Chairman.

On behalf of the DAV, I wish to express our appreciation for the invitation to appear here today to discuss the views of our organization relative to the Veterans' Administration plans to collocate seven additional Regional Offices on VA Medical Center grounds.

I would also like to commend you on the timely exercise of your oversight responsibilities on this important issue.

As you know, Mr. Chairman, section 502 of Public Law 99-576 requires that the Administrator of Veterans' Affairs, not later than March 1, 1987, to submit to the Committees on Veterans' Affairs of the Senate and the House of Representaives a plan for collocation at least seven VA Regional Offices on Medical Center grounds.

The Veterans' Administration has provided the Veterans' Affairs Committees with a report proposing to collocate five Regional Offices on Medical Center grounds. In reviewing this report, we note that several factors were considered by the Veterans' Administration: (1) the present value cost comparison between collocation and the existing housing arrangements; (2) maintaining the VA's flexibility to meet future space needs cost effectively; and (3) the Federal Government's ability to efficiently utilize an already owned space vacated by the VA.

This report also concludes that the VA's delivery of services to veterans may improve as a result of collocation.

Mr. Chairman, we have no specific objections to the five plan collocations noted in the Administrator's report, however, it is significant to point out that the information provided in the report is mainly concerned with economic factors. Therefore, we stress that each proposed collocation must also be thoroughly assessed to determine feasibility in terms of timely and efficient services to our Nation's veterans and their dependents. Potential savings, while an important factor, must not be the sole criterion.

This concludes my oral remarks, Mr. Chairman. I again wish to thank you for the opportunity to appear here today.

Mr. EVANS. Thank you, Mr. Schultz.

[The prepared statement of Mr. Schultz appears on p. 397.]

Mr. EVANS. Mr. Cullinan?

## STATEMENT OF DENNIS M. CULLINAN

Mr. CULLINAN. Thank you, Mr. Chairman. It is a distinct privilege to appear here before this distinguished subcommittee to present the views of the Veterans of Foreign Wars with respect to the collocation of VA Regional Offices onto the grounds of the VA Medical Centers.

As you know, section 502 of Public Law 99-576 provides that the Administrator must submit to the House and Senate Veterans' Affairs Committees a plan for collocation at at least seven VAROs on the grounds of VAMCs.

Among other things, this plan is to provide an assessment of advantages and disadvantages of collocation relating to cost and the provision of benefits and services to veterans.

It is with the final point of providing enhanced services to veterans which is of paramount importance to the Veterans of Foreign Wars.

As is stated in VFW Resolution 639, Collocation of Veterans' Administration Regional Offices or to Veterans' Administration Medical Centers, and I quote, "We oppose the collocation of VA Regional Offices on VA Medical Center grounds unless it is clearly shown that it would enhance services for veterans using that facility."

Having said this, the VFW readily acknowledges that the collocation of certain VA Regional Offices onto the grounds of the VAMCs located in the same metropolitan area appears to be a good idea. Ideally, collocation in certain areas should improve the efficiency of the VA's operations in the areas of management, employee utilization, supply, transportation, communications and morale, all while achieving savings in dollars and personnel by sharing functions.

Furthermore, collocation VAROs on VAMC grounds should produce a significant reduction in the amount of money paid for rent. Further, it constitutes a viable plan to modernize and minimize excessive administrative cost in the Department of Veterans' Benefits field operations.

Even so, we urge that the following factors be considered at each and every collocation site. A Regional Office must always be readily accessible to the veteran client and if a Regional Office is to be collocated on to VAMC grounds, its convenience of access to the veteran must not be in any way diminished.

The need for adequate parking facilities must be kept in mind; collocations should not result in any reduction in parking facilities inasmuch as this would result in reduced access to both the VARO and the VAMC.

A VA Regional Office should not be collocated in any area where there is not ready availability of reasonably priced public transportation, since this public transportation represents the only means of accessing VA health care for many of this Nation's poorer veterans.

Finally, adequate and acceptable office and parking space must remain available to accredited representatives of veterans' service organizations as well as for VAVS and other VA volunteers.

The VFW supports efforts to streamline and enhance the VA's benefits and health care delivery systems. However, we will not accept collocation if it means any deterioration in the services at a given VARO or in those provided by the involved VA Medical Center. Simply put, a given facility must not in any way become less accessible or acceptable to the veteran public.

Mr. Chairman, I thank you. That concludes my statement.

[The prepared statement of Mr. Cullinan appears on p. 395.]

Mr. EVANS. Thank you. I want to thank the panel for waiting so long to testify and for joining us today.

Your service officers work in these Regional Offices. Have they been affected by the same kinds of working conditions in some of these offices in terms of their efficiency and their morale the way that some of our Regional Officers have testified about their employees?

Mr. CULLINAN. It just so happens I was speaking with our chief field representative who is in touch with our various people out in the field. He has indicated to me that there is a high degree dissatisfaction with the accommodations in general. It is not a pretty picture. And apparently what was depicted earlier by the representatives from the Regional Offices, the Directors, accurately portrays the information that we are getting from the field.

Mr. EVANS. Anyone else care to comment?

Mr. SCHULTZ. Yes, Mr. Chairman, I can say, having discussed this very problem with service officers in Chicago, they have also experienced some of the same difficulties as the VA Regional Office there have. Yes, it does cause problems with morale inasfar as working conditions makes it much more difficult to provide the quality service needed.

Mr. EVANS. Mr. Sommer?

Mr. SOMMER. Mr. Chairman, we did not discuss with our service officers the problems that they are having at their current locations. However, we can't help but feel that the problems would be no different than those that are being experienced by the VA employees because the service organizations are, in almost all cases, located in space that is adjacent to, or contiguous to, space that is being occupied by VA employees.

Mr. EVANS. All right.

There was some concern raised by you, Mr. Sommer, about the location being moved in New York City, to the Medical Center in

New York City, and in Newark. My question is: I wonder if we couldn't look at working for better public transportation plans at some of these facilities because, obviously, if there is poor public transportation now that is affecting the veterans and other people, the employees and the service officers that also work in those hospitals, that ought to be one factor. I don't know if that is feasible in those localities or not, but that ought to be something that we consider.

Obviously, though, I think this is a big concern because I know many veterans already feel alienated from the Veterans' Administration. If there is any reason to give them an excuse, or a rationale, or a reason, to not go to a VA facility, that would be the lack of parking, the lack of accessible parking for disabled veterans, and so forth.

So those are considerations, as well as the lack of good public transportation.

Mr. SOMMER. In both cases, the service officers in New York and New Jersey were referring to public transportation when they were referring to the possible problems. Therefore, that would be a most viable solution, it would appear to us, to look at improving the public transportation to the areas.

Mr. EVANS. All right. Thank you.

Rufus?

Mr. WILSON. Mr. Chairman, at Milwaukee and also at Little Rock where construction is currently taking place, there was very close consultation with service organizations .

As these collocation have been taking place, insofar as you know, have your local people been brought into the planning process, into the entire information process?

Mr. SOMMER. Mr. Wilson, speaking for The American Legion, I can say that all of the service officers that we talked to when we were preparing this statement had been brought into the discussions and the planning, and they were all very comfortable with the fact that they were aware of everything that was going on.

Mr. WILSON. Mr. Schultz?

Mr. SCHULTZ. Yes, Mr. Wilson. I can say that our service officers in both locations have been made aware of plans, as they have progressed so far as collocation in both those areas.

Mr. WILSON. Dennis?

Mr. CULLINAN. Once again, when I was speaking with our chief field representative, he indicated that there was no dissatisfaction on the part of our service officers in that area.

Mr. WILSON. You might have heard, Mr. Chairman, that parking is a very great consideration in this entire endeavor. There are a number of Regional Offices around the country today where there is little or no free parking for either employees, veterans, or anyone else. That is true in a great number of large metropolitan Regional Offices. So while that is something to be considered, there should be no dramatic change by collocation.

Thank you, Mr. Chairman.

Mr. EVANS. Thank you for coming and testifying today. This will conclude our hearing. I want to thank each of our witnesses who have appeared before the subcommittee today. The contribution which has been made by these witnesses is appreciated.

Again, also, I want to thank the staff on both the majority and minority side, for making this a very good hearing. In particular, I want to thank our two special consultants, Charlie Peckarsky and Ralph Casteel. We have a rule around here, that old soldiers never retire, we just make them special consultants. We thank you again for making this a very valuable hearing. I guess Ralph has stepped out on us but he was here earlier.

It has been said that the longest journey begins with a single small step. To complete that long journey, however, the single step must be repeated again and again. That small first step must become a larger stride. The VA has taken the first small steps toward collocation. It must now take larger strides. With collocation the cost of government can be reduced while services to veterans are improved.

The time to seize this opportunity is now. We expect the VA to take the necessary initiative. We will be prepared, however, to exercise our legislative initiative if necessary.

Thank you for joining us. The hearing is adjourned.

[Whereupon, at 11:40 a.m., the subcommittee was adjourned.]

# APPENDIX

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STATEMENT OF

HONORABLE LANE EVANS, CHAIRMAN

SUBCOMMITTEE ON OVERSIGHT AND INVESTIGATIONS

HEARING ON

COLLOCATION OF VETERANS' ADMINISTRATION

REGIONAL OFFICES ON MEDICAL CENTER GROUNDS

MAY 14, 1987

THE SUBCOMMITTEE WILL COME TO ORDER. THE SUBJECT OF OUR HEARING TODAY IS THE COLLOCATION OF VETERANS' ADMINISTRATION REGIONAL OFFICES ON MEDICAL CENTER GROUNDS.

COLLOCATION IS NOT A NEW SUBJECT FOR THIS SUBCOMMITTEE. ON SEVERAL PREVIOUS OCCASIONS, THE SUBCOMMITTEE HAS EXAMINED THE ADVANTAGES AND BENEFITS OF COLLOCATING REGIONAL OFFICES ON MEDICAL CENTER GROUNDS. IN 1985 AND 1986 AND NOW AGAIN IN 1987, COLLOCATION HAS BEEN THE SUBJECT OF A FORMAL HEARING. THESE ACTIVITIES ACCURATELY INDICATE THE CONTINUING INTEREST OF THE MEMBERS OF THIS COMMITTEE IN COLLOCATION.

WHY DO WE HAVE SUCH STRONG INTEREST IN COLLOCATION? THERE ARE TWO SIMPLE, BUT PROFOUND REASONS. COLLOCATION CAN REDUCE GOVERNMENT SPENDING AND COLLOCATION CAN IMPROVE SERVICES TO VETERANS. TWO BETTER REASONS DO NOT EXIST.

BY COLLOCATING, THE VA BECOMES ITS OWN LANDLORD. COSTLY RENTAL PAYMENTS FOR USE OF OFFICE SPACE OWNED BY OTHERS CAN BE ELIMINATED. HOW LARGE ARE THESE PAYMENTS? IN PREVIOUS TESTIMONY BEFORE THE SUBCOMMITTEE, THE VA REPORTED THAT BETWEEN 1980 AND 1985 AGENCY RENTAL COSTS INCREASED BY 52%. AT THAT TIME, THE VA ALSO REPORTED RENTAL COSTS HAD RISEN TO NEARLY $50 MILLION A YEAR.

COLLOCATION CAN ALSO IMPROVE THE DELIVERY OF SERVICES TO VETERANS. ACCESSIBILITY CAN BE IMPROVED, PARKING CAN BE IMPROVED, AND CONVENIENCE CAN BE IMPROVED WITH ONE STOP SERVICE WHEN A REGIONAL OFFICE AND MEDICAL CENTER ARE LOCATED ON THE SAME REAL PROPERTY.

DESPITE CONTINUING AND REPEATED CONGRESSIONAL INTEREST IN COLLOCATION, SIGNIFICANT PROGRESS REMAINS TO BE ACHIEVED. IN 1983, THE VETERANS' ADMINISTRATION IDENTIFIED 28 POSSIBLE COLLOCATION PROJECTS WITH ONE LATER JUDGED TO BE INFEASIBLE. OF THESE REMAINING 27 PROJECTS:

++ ONE WAS COLLOCATED IN 1983;

++ ONE IS CURRENTLY BEING COLLOCATED; AND

++ ONE HAS BEEN PROPOSED FOR COLLOCATION DURING NEXT FISCAL YEAR

RECENTLY, THREE OTHER PROJECTS WERE TENTATIVELY PROPOSED BY THE VA FOR COLLOCATION DURING FUTURE FISCAL YEARS; ONE PROJECT IN FISCAL YEAR 1989, ONE PROJECT IN FISCAL YEAR 1990, AND ONE PROJECT IN 1991.

IF THESE COLLOCATIONS ARE ACTUALLY ACCOMPLISHED AS TENTATIVELY SCHEDULED AND THIS PACE WAS THEN MAINTAINED, IT WOULD BE WELL INTO THE NEXT CENTURY, ABOUT THE YEAR 2012, BEFORE THE REMAINING PROJECTS WERE FINALLY COLLOCATED.

TO SPUR ACTION, CONGRESS ENACTED SECTION 502 OF PUBLIC LAW 99-576, THE VETERANS' BENEFITS IMPROVEMENT AND HEALTH-CARE AUTHORIZATION ACT OF 1986. THIS PROVISION REQUIRED THE ADMINISTRATOR BY MARCH 1ST OF THIS YEAR TO SUBMIT A PLAN, INCLUDING A SCHEDULE, FOR COLLOCATING AT LEAST 7 REGIONAL OFFICES ON MEDICAL CENTER GROUNDS.

THE REPORT SUBMITTED BY THE ADMINISTRATOR IS UNFORTUNATELY INADEQUATE. FIVE TENTATIVE COLLOCATION PROJECTS, NOT SEVEN AS REQUIRED BY LAW, WERE INDENTIFIED BY THE ADMINISTRATOR. FURTHERMORE, OF THESE FIVE, ONE PROJECT IS CURRENTLY IN PROGRESS AND A SECOND HAD BEEN PREVIOUSLY PROPOSED. CHAIRMAN MONTGOMERY, IN A LETTER TO GENERAL TURNAGE DATED APRIL 8TH, CALLED ON THE ADMINISTRATOR TO SUBMIT THE REQUIRED TWO ADDITIONAL COLLOCATION PROJECTS. ON MONDAY, CHAIRMAN MONTGOMERY RECEIVED A RESPONSE, BUT NOT THE TWO ADDITIONAL COLLOCATION PROJECTS REQUIRED BY SECTION 502.

TO MY KNOWLEDGE, THERE IS NO ORGANIZED, CLEARLY IDENTIFIABLE, COMMITTED OPPOSITION TO COLLOCATION. NO CADRE OF ANTI-COLLOCATIONISTS CURRENTLY EXISTS. BUT POSITIVE MOVEMENT, WHEN IT OCCURS, IS MEASURED IN FRACTIONS OF INCHES. WHY? TODAY WE WANT TO IDENTIFY ANY IMPEDIMENTS OR OBSTACLES WHICH EXIST TO COLLOCATION SO THAT GREATER PROGRESS CAN BE ACHIEVED MORE RAPIDLY.

## STATEMENT OF HONORABLE BOB STUMP

I JOIN YOU IN A WARM WELCOME TO OUR WITNESSES. TODAY'S HEARING WILL BE MOST USEFUL IN UPDATING OUR UNDERSTANDING OF THE VA'S PLANS FOR COLLOCATION OF VA REGIONAL OFFICES AND MEDICAL CENTERS, AND ESPECIALLY FOR ME PERSONALLY, SINCE I HAD BEEN ON LEAVE FROM THE VETERANS' AFFAIRS COMMITTEE TO BE ON THE INTELLIGENCE COMMITTEE, AND HAVE NOT HAD THE OPPORTUNITY TO FOLLOW THE ONGOING COLLOCATION PROCESS.

CONCEPTUALLY, COLLOCATION MAKES GOOD SENSE, BUT TO GET A GOOD RESULT, YOU NEED EFFECTIVE EXECUTION OF A SOUND PLAN. I AM PLEASED THAT COLLOCATION HAS STRONG SUPPORT FROM THE GENERAL SERVICES ADMINISTRATION (GSA) AND OFFERS THE PROSPECT OF A SAVINGS TO THE TAXPAYERS, WHILE IMPROVING SERVICE TO VETERANS. THAT IS A COMBINATION WHICH JUST CAN'T BE TOPPED.

MR. CHAIRMAN, OUR WITNESSES WILL PROVIDE US WITH PERSPECTIVES FROM ALL ANGLES. GSA IS THE PROPERTY MANAGER AND LANDLORD AFFECTED, VA IS THE TENANT ABOUT TO BECOME A FORMER TENANT AT SOME LOCATIONS, AND VETERANS, REPRESENTED BY THEIR SERVICE ORGANIZATIONS, ARE SERVED BY BOTH GSA AND VA.

SINCE WE HAVE NINE WITNESSES, I WILL NOT TAKE ANY MORE TIME FOR REMARKS, BUT I HAVE QUESTIONS FOR OUR WITNESSES, AND, AGAIN, I VALUE THIS OPPORTUNITY TO LEARN MORE ABOUT THE VA'S COLLOCATION EFFORTS.

THANK YOU, MR. CHAIRMAN.

STATEMENT OF

WOLFGANG J. ZOELLNER
ASSISTANT COMMISSIONER FOR FACILITY PLANNING
PUBLIC BUILDINGS SERVICE
GENERAL SERVICES ADMINISTRATION

BEFORE THE

SUBCOMMITTEE ON OVERSIGHT AND INVESTIGATIONS
OF THE
HOUSE COMMITTEE ON VETERANS AFFAIRS

May 14, 1987

## Veterans Administration Veterans Benefits Regional Offices Collocation Plans

I am pleased to be here today to testify concerning the collocation of Veterans Benefits Regional Offices and VA Medical Centers and the potential impact of these actions on the General Services Administration (GSA) and its real property management activities.

The opportunity to work with other Federal agencies in their long-term planning efforts ensures the consideration of a broad array of alternative solutions and encourages early resolution of potential problems that could hinder the efficient and effective housing of those agencies.

GSA's annual leasing program exceeds $1 billion a year. To reduce this rapidly increasing cost to the Government, we are seeking increased ownership in those communities where long-term housing in Government-owned space is the least costly solution.

We are working with the Veterans Administration and the Office of Management and Budget on a number of proposed collocation projects. Input has been provided through contact at both the Central Office and regional levels of GSA during the past year and a half. The objective of these efforts is to identify backfill tenants for space to be vacated by the VA. These tenants will be relocated from leased space.

GSA considers many factors before deciding if an agency is a good candidate for backfill, such as the overall mix of Government-owned to leased space in an area, pending space assignment changes, and the locational requirements of Federal agencies, especially those which could preclude backfill activity.

With this in mind, we strongly support the collocation of VA facilities in order to improve accessibility for our nation's veterans. This objective becomes particularly attractive to the taxpayer when VA's collocation allows the Government to vacate leased space in favor of Government-owned facilities. Of course, we also believe that it is not a desirable situation if the VA contemplates vacating space for which GSA cannot locate a backfill tenant, and total life cycle cost to the Government is increased.

We look forward to continuing our relationship with the VA to ensure the most advantageous strategy to house Federal activities. I would be happy to answer any questions you might have on our activities concerning this effort.

## SUMMARY REPORT OF ECONOMIC COST ANALYSIS

## FOR

## MINNEAPOLIS/ST. PAUL DVB COLOCATION PROJECT

**Purpose:** To compare the life cycle costs to colocate DVB Regional Office functions to renovated or new space at VAMC Minneapolis, MN. The colocation cost is compared to remaining in federally-owned space.

**Methodology:** This Ecomomic Cost Analysis was prepared in compliance with OMB Circular A-104 using "The Automated Prospectus System." Alternatives were analyzed to consider remaining in federally-owned space as opposed to renovating Building 43 or constructing a new facility to provide required space.

**Option** - Colocate VARO to utilize Building 43 or provide new construction. Total space requirement - 85,440 net usable square feet (nusf)/96,120 gross square feet (gsf).

**Discussion:**

Existing Housing Costs - An analysis of the present value of a "do nothing" alternative. This alternative reflects the cost to the Government to house the VARO in existing space. It also serves as a "bench mark" from which to judge the economic feasibility of renovating Building 43 or constructing new space to house the activity. The VARO is currently housed in federal space at Ft. Snelling which was assigned by the General Services Administration. Currently, DVB is assigned 172,878 nusf at this facility including space for insurance operations. Future program requirements reflect a need for 85,440 nusf for regional office operations. The St. Paul insurance operation will be consolidated at VARO&IC Philadelphia, PA, and is not included in the colocation requirements.

Repair & Alteration - Building 43 contains a total of 276,770 nusf. Floors 1 and 2 contain 91,184 nusf. Floors 1 through 3 contain 129,916 nusf. Floors 1 through 6 contain 221,989 nusf. Floors 1 through 8 contain 276,770 nusf. The cost was based on actual floor measurements as opposed to program requirements.

New Construction - New construction would be located on the current site of Building 43. Construction cost has been tailored to meet space requirements in accordance with DVB's regional office needs.

Interim Housing/Backfill Credit - The repair and alternation and new construction options entail 4 years of construction. Therefore, interim costs for 1-4 years are added.

Other Factors:

A. The cost of asbestos abatement and demolition of Building 43 is estimated at $3,068,000 which is included in the new construction option.

B. The cost of asbestos removal (floors 1 - 8) in Building 43 is estimated at $3,114,000 which is included in the R & A option.

C. The R & A and new construction option is predicated on the use of 6 acres of land which is valued at $185,000/acre.

D. The land value for Existing Housing Costs is predicated on a pro rata share of DVB occupancy in relation to the site value of the Whipple building.

**Findings:** The results of the analysis are as follows:

Colocate VA Regional Office operations and move St. Paul insurance operations to VARO&IC Philadelphia.

| | |
|---|---|
| Existing Housing Costs | $19,040,270 |
| R & A Building 43 | $29,797,641 |
| New Construction | $24,462,301 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

## ECONOMIC ANALYSIS

Prospectus: MINNEAPOLIS DVB W/O ST.PAUL    No.: OPTION "D"    12-02-1986

Present Value Costs:
-------------------

| Alternative | EXISTING HOUSING COSTS | R&A | BUILD |
|---|---|---|---|
| DATA: Term Used (Years) | 30 | 30 | 30 |
| Occupancy Year | 1987 | 1991 | 1991 |
| Square Feet (Total) | 116,412 | 91,184 | 85,440 |
| Square Feet (Outleased) | 0 | 0 | 0 |
| 1. Net Net Rent | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 8,578,126 | 9,889,652 |
| 3. Design Cost | 0 | 714,140 | 823,326 |
| 4. Mgmt & Inspection | 0 | 643,360 | 494,483 |
| 5. Land | 0 | 0 | 1,110,000 |
| 6. Less: Building Reversion | -1,676,569 | -2,933,431 | -3,914,478 |
| 7. Less: Land Reversion | -621,637 | -411,214 | -411,214 |
| 8. FMV - Building | 5,262,326 | 310,000 | 0 |
| 9. FMV - Land | 1,560,930 | 1,110,000 | 0 |
| 10. Interim Housing | 0 | 2,111,701 | 2,111,701 |
| 11. Repair & Maintenance | 2,994,235 | 1,883,346 | 1,764,707 |
| 12. Tenant Alterations | 1,449,473 | 1,951,856 | 1,894,710 |
| 13. Service & Utilities | 6,826,017 | 9,034,792 | 4,023,039 |
| 14. Property Taxes & Ins. | 2,512,645 | 1,580,430 | 1,480,873 |
| 15. Property Management | 732,854 | 460,959 | 431,921 |
| 16. Deprec. Expenditures | 0 | 0 | 0 |
| 17. Invest. Tax Credits | 0 | 0 | 0 |
| 18. Present Value Cost | 19,040,270 | 25,034,060 | 19,698,720 |
| 19. Less Backfill Credit | 0 | 0 | 0 |
| 20. Plus Philadelphia Relocation | 0 | 4,763,581 | 4,763,581 |
| 21. Adjusted Present Value Cost | 19,040,270 | 29,797,641 | 24,462,301 |

Factors Used (Today's Values):
----------------------------

| | | | |
|---|---|---|---|
| 22. Net Rent per OSF (*): | $2.63 | $2.63 | $2.63 |
| 23. Operating Cost per OSF: | $3.26 | $6.86 | $3.26 |
| 24. Construction Costs per GSF: | $0.00 | $119.04 | $143.28 |
| 25. Land Cost: | 1,231,000 | 1,110,000 | 1,110,000 |
| 26. General Inflation Rate: | 4.00% | 4.00% | 4.00% |
| 27. Construction Inflation Rate: | 0.00% | 4.00% | 4.00% |
| 28. Real Estate Inflation Rate: | 4.00% | 4.00% | 4.00% |
| 29. Discount Rate: | 7.50% | 7.50% | 7.50% |

Date Checks:
-----------

| | | | |
|---|---|---|---|
| Today's Date: | 1987 | 1987 | 1987 |
| Present Value Date: | 1987 | 1987 | 1987 |
| Starting Date: | 1987 | 1987 | 1987 |

(*) Net Rent includes Taxes & Insurance and Major R&A.

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: MINN-TAPS
LEASE SPACE (DVB W/O ST.PAUL)

12-03-198

## ECONOMIC ANALYSIS SUMMARY

| PRESENT VALUES | 10 YRS | 20 YRS | 30 YRS |
|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 |
| 5. Cost of Building | 3,862,326 | 3,862,326 | 3,862,326 |
| 6. Cost of Land | 1,145,116 | 1,145,116 | 1,145,116 |
| 7. Outleasing Income | 0 | 0 | 0 |
| 8. Major R&A | 983,697 | 1,690,194 | 2,197,603 |
| 9. Ten. Alterations | 444,148 | 804,806 | 1,063,834 |
| 10. Services & Util. | 2,242,555 | 3,853,169 | 5,009,920 |
| 11. R.E. Taxes & Ins. | 825,480 | 1,418,345 | 1,844,143 |
| 12. GSA Management | 240,765 | 413,684 | 537,875 |
| 13. Total Annual Cost | 9,744,086 | 13,187,639 | 15,660,815 |
| 14. Building Reversion | -2,768,231 | -1,845,642 | -1,230,531 |
| 15. Land Reversion | -884,110 | -634,972 | -456,040 |
| 20. Present Value Cost | 6,091,745 | 10,707,025 | 13,974,244 |

```
LEASE SPACE (DVB W/O ST.PAUL)

                           THE AUTOMATED PROSPECTUS SYSTEM
                           -------------------------------
Index        Variable                                                 Value
-----        --------                                                 -----
 ( 1) Project Name [30 char. max]  MINN-TAPS
 ( 2) Type of Analysis [1=Lease; 2=Build; 3=R&A; 4=Buy]                  4.00
 ( 3) Occupiable SQF                                                85,440.00
 ( 4) Gross SQF                                                     96,120.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                     87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                      87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                  87.00
 (34) Appraised Value after R&A ($)                              5,383,000.00
 (35) Year of Purchase (YY) [90=1990, etc.]                             87.00
 (36) Year Project Opens (YY) [91=1991, etc.]                           87.00
 (37) No. of Years Occupied [<CR>=30]                                   30.00
 (38) Purchase Price in today's dollars ($)                      5,383,000.00
 (39) Estimated Value of Building ($)                            4,152,000.00
 (40) Estimated Value of Land ($)                                1,231,000.00
 (41) Taxes & Ins. per OSF in today's dollars ($)                        1.20
 (42) Major R&A per OSF in today's dollars ($)                           1.43
 (43) GSA's Mgmt Cost per OSF in today's dollars ($)                     0.35
 (44) Tenant Alterations per OSF in today's dollars ($)                  0.73
 (45) Operating Expenses per OSF in today's dollars ($)                  3.26
 (46) General Inflation Rate per year (%) [<CR>=4%]                      4.00
 (52) Projection [1=Inflation; 2=Prev. OMB Formula]                      1.00
 (53) Real Estate Inflation Rate per year (%) [<CR>=4%]                  4.00
 (54) Real Estate Obsolescence Factor (%) [<CR>=20%]                    20.00
 (64) 30-Yr Treasury Rate (%) [<CR>=10%]                                 7.50
```

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              GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                              OFFICE OF FACILITIES PLANNING

Project: MINN-TAPS                                                 12-03-1986
LEASE SPACE (DVB W/O ST.PAUL)

Type of Analysis: Purchase
Occupiable SQF:       85,440
Gross SQF:            96,120

Government-Owned Expenses (in today's dollars):
-----------------------------------------------
Taxes & Ins. per OSF:                                $1.20
Major R&A per OSF:                                   $1.43
GSA's Management Cost per OSF:                       $0.35
Tenant Alterations per OSF:                          $0.73
Operating Expenses per OSF:                          $3.26
                                                  --------
Total Annual Cost per OSF:                           $6.97
```

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           GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                        OFFICE OF FACILITIES PLANNING

Project: minn-taps                                             12-03-1986
RENOVATE BLDG.43(DVB W/O ST.PAUL)

                     ECONOMIC ANALYSIS SUMMARY
                     -------------------------

PRESENT VALUES                10 YRS       20 YRS       30 YRS
--------------                ------       ------       ------
 1. Interim Housing        2,111,701    2,111,701    2,111,701
 2. Construction Cost      8,578,126    8,578,126    8,578,126
 3. Design Cost              714,140      714,140      714,140
 4. Mgmt & Inspection        643,360      643,360      643,360
 5. FMV - Building           310,000      310,000      310,000
 6. FMV - Land             1,110,000    1,110,000    1,110,000
 7. Outleasing Income              0            0            0
 8. Major R&A                587,831    1,341,824    1,883,346
 9. Ten. Alterations       1,290,510    1,675,415    1,951,856
10. Services & Util.       2,819,945    6,437,003    9,034,792
11. R.E. Taxes & Ins.        493,285    1,126,006    1,580,430
12. GSA Management           143,875      328,419      460,959
                              ------       ------       ------
13. Total Annual Cost     18,802,770   24,375,992   28,378,710
14. Building Reversion    -6,599,114   -4,399,779   -2,933,431
15. Land Reversion          -797,208     -572,559     -411,214
                              ======       ======       ======
20. Present Value Cost    11,406,449   19,403,656   25,034,064

Input  Data File: M.120
Project: minn-taps                                             12-03-1986
CONSTRUCT NEW BLDG. (DVB W/O ST.PAUL)
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RENOVATE BLDG.43(DVB W/O ST.PAUL)

                         THE AUTOMATED PROSPECTUS SYSTEM
                         -------------------------------
Index         Variable
-----         --------                                                  Value
                                                                        -----
 ( 1) Project Name [30 char. max]  minn-taps
 ( 2) Type of Analysis [1=Lease; 2=Build; 3=R&A; 4=Buy]                  3.00
 ( 3) Occupiable SQF                                                91,184.00
 ( 4) Gross SQF                                                    102,582.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                     87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                      87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                  87.00
 ( 8) Interim Housing Cost per year in today's dollars ($)         596,000.00
 (23) Year of Design Award (YY) [88=1988, etc.]                         87.00
 (24) Year Project Opens (YY) [91=1991, etc.]                           91.00
 (25) No. of Years Occupied [<CR>=30]                                   26.00
 (26) Est. R&A Constr. Cost (ERACC) in today's dollars ($)      10,236,000.00
 (27) Est. R&A Design & Rev. Cost (ERADRC) ($ or % of ERACC)             7.50
 (28) Est. R&A Mgmt & Inspec Cost (ERAMIC) ($ or % of ERACC)             7.50
 (29) No. of Years for R&A Design and Construction [<CR>=3]              4.00
 (30) R&A Construction Inflation Rate per year (%) [<CR>=4%]             4.00
 (31) Est. Value of Existing Building ($)                      339  310,000.00
 (32) Est. Value of Existing Land ($)                            1,110,000.00
 (33) Portion of Total R&A Costs Capitalizable (%) [<CR>=80%]           80.00
 (34) Appraised Value after R&A ($)                              3,244,000.00
 (41) Taxes & Ins. per OSF in today's dollars ($)                        1.20
 (42) Major R&A per OSF in today's dollars ($)                           1.43
 (43) GSA's Mgmt Cost per OSF in today's dollars ($)                     0.35
 (44) Tenant Alterations per OSF in today's dollars ($)                  0.73
 (45) Operating Expenses per OSF in today's dollars ($)                  6.86
 (46) General Inflation Rate per year (%) [<CR>=4%]                      4.00
 (47) Initial Space Alteration in today's dollars ($)            1,282,000.00
 (52) Projection [1=Inflation; 2=Prev. OMB Formula]                      1.00
 (53) Real Estate Inflation Rate per year (%) [<CR>=4%]                  4.00
 (54) Real Estate Obsolescence Factor (%) [<CR>=20%]                    20.00
 (64) 30-Yr Treasury Rate (%) [<CR>=10%]                                 7.50
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              GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                            OFFICE OF FACILITIES PLANNING

Project: minn-taps                                                    12-03-198
CONSTRUCT NEW BLDG. (DVB W/O ST.PAUL)

                           ECONOMIC ANALYSIS SUMMARY
                           -------------------------

PRESENT VALUES                10 YRS      20 YRS      30 YRS
--------------                ------      ------      ------
 1. Interim Housing        2,111,701   2,111,701   2,111,701
 2. Construction Cost      9,889,652   9,889,652   9,889,652
 3. Design Cost              823,326     823,326     823,326
 4. Mgmt & Inspection        494,483     494,483     494,483
 5. Land                   1,110,000   1,110,000   1,110,000
 6. Outleasing Income              0           0           0
 7. Major R&A                550,802   1,257,298   1,764,707
 8. Ten. Alterations       1,275,023   1,635,682   1,894,710
 9. Services & Util.       1,255,674   2,866,288   4,023,039
10. R.E. Taxes & Ins.        462,211   1,055,075   1,480,873
11. GSA Management           134,812     307,730     431,921
                              ------      ------      ------
12. Total Annual Cost     18,107,682  21,551,236  24,024,412
13. Building Reversion    -8,806,102  -5,871,226  -3,914,478
14. Land Reversion          -797,208    -572,559    -411,214
                              ======      ======      ======
19. Present Value Cost     8,504,372  15,107,452  19,698,720
```

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                       THE AUTOMATED PROSPECTUS SYSTEM
                       -------------------------------
Index        Variable
-----        --------                                                    Value
                                                                         -----
( 1) Project Name [30 char. max]  minn-taps
( 2) Type of Analysis [1=Lease; 2=Build; 3=R&A; 4=Buy]                    2.00
( 3) Occupiable SQF                                                  85,440.00
( 4) Gross SQF                                                       96,120.00
( 5) Year for Today's Dollars (YY) [87=1987, etc.]                       87.00
( 6) Year for Present Values (YY) [87=1987, etc.]                        87.00
( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                    87.00
( 8) Interim Housing Cost per year in today's dollars ($)           596,000.00
(13) Year of Design Award (YY) [88=1988, etc.]                           87.00
(14) Year Project Opens (YY) [91=1991, etc.]                             91.00
(15) No. of Years Occupied [<CR>=30]                                     26.00
(16) Est. Construction Cost (ECC) in today's dollars ($)         11,801,000.00
(17) Est. Design & Review Cost (EDRC) ($ or % of ECC)                     7.50
(18) Est. Mgmt & Inspection Cost (EMIC) ($ or % of ECC)                   5.00
(19) No. of Years for Design and Construction [<CR>=4]                    4.00
(20) Construction Inflation Rate per year (%) [<CR>=4%]                   4.00
(21) Est. Cost or Value of Land in today's dollars ($)            1,110,000.00
(41) Taxes & Ins. per OSF in today's dollars ($)                          1.20
(42) Major R&A per OSF in today's dollars ($)                             1.43
(43) GSA's Mgmt Cost per OSF in today's dollars ($)                       0.35
(44) Tenant Alterations per OSF in today's dollars ($)                    0.73
(45) Operating Expenses per OSF in today's dollars ($)                    3.26
(46) General Inflation Rate per year (%) [<CR>=4%]                        4.00
(47) Initial Space Alteration in today's dollars ($)              1,282,000.00
(52) Projection [1=Inflation; 2=Prev. OMB Formula]                        1.00
(53) Real Estate Inflation Rate per year (%) [<CR>=4%]                    4.00
(54) Real Estate Obsolescence Factor (%) [<CR>=20%]                      20.00
(64) 30-Yr Treasury Rate (%) [<CR>=10%]                                   7.50
```

# STATEMENT OF RAYMOND H. AVENT
DEPUTY CHIEF BENEFITS DIRECTOR
FOR FIELD OPERATIONS
SUBCOMMITTEE ON OVERSIGHT
AND INVESTIGATIONS
COMMITTEE ON VETERANS' AFFAIRS
HOUSE OF REPRESENTATIVES
MAY 14, 1987

Mr. Chairman and Members of the Subcommittee:

It is a pleasure to appear before you this morning to discuss our efforts toward colocation of VA regional offices on medical center grounds.

As our April 3, 1987, submission to the Committees on Veterans' Affairs under Public Law 99-576, stated, the Veterans Administration has identified five locations that have been favorably reviewed for further development as colocation projects:

Little Rock, Arkansas
Montgomery, Alabama
Newark, New Jersey
New York, New York
Wichita, Kansas

The reviews consisted of analyzing several factors to determine and identify projects which are in the best interest of the VA and the Federal Government as a whole. These factors included: A present value cost comparison between colocation and the existing housing arrangement, maintaining VA's flexibility to meet future space needs cost-effectively, and consideration of the Federal Government's ability to efficiently utilize any already-owned space vacated by the VA.

The current scope of the five projects and the proposed funding year are tentative and could be affected by changing space needs and budget considerations, but VA is now prepared to continue development of these projects to meet the following schedule:

FY 1987/88

VARO Little Rock, AR To VAMC North Little Rock, AR

Renovation of Building No. 65 at VAMC (VA Medical Center) North Little Rock to house the VARO (VA Regional Office) Little Rock at an estimated cost of $1.9 million is less than the cost of constructing a new building ($4.7 million) or continued leasing of space ($3.7 million) when compared on a present value cost basis. The estimated cost of this project has allowed the Agency to begin renovation as a minor construction project with an anticipated completion date of April 1988.

FY 1988

VAM&ROC Wichita, KS To VAM&ROC Wichita, KS
(Regional Office Elements)

This project would reunite DVB (Department of Veterans Benefits) with DM&S (Department of Medicine and Surgery) under the existing integrated management structure of a VAM&ROC (VA Medical and Regional Office Center). The present value cost analysis shows construction of a new building to be more cost effective over the 30-year period analyzed than continued leasing. The adjusted present value of new construction ($6.6 million) versus leasing ($7.9 million) shows construction to be $1.3 million more cost beneficial. This project is included in the Agency's FY 1988 Major Construction Budget request.

FY 1989

VARO Montgomery, AL To VAMC Montgomery, AL

A present value cost analysis comparison of new construction ($8.6 million) versus leasing ($9.1 million) shows new construction to be the most cost effective option by $0.5 million over 30 years.

## FY 1990

VARO Newark, NJ To VAMC East Orange, NJ

A present value cost analysis comparison of new construction ($13.3 million) versus leasing at the present location ($14.0 million) shows new construction to be the most cost effective option by $0.7 million.

## FY 1991

VARO New York, NY To VAMC New York, NY

A present value cost analysis comparison shows new construction at the VAMC New York ($29.7 million) to be the more advantageous option over leasing at the current location ($43.1 million) by $13.4 million.

In addition to these five projects, the VA is still evaluating other projects to determine whether colocation offers benefits to the Government. Four of the locations are represented by the Directors of VA Regional Offices invited here today: Chicago, Illinois; Houston, Texas; St. Paul, Minnesota; and St. Petersburg, Florida. Other locations under consideration are:

Boise, Idaho
Boston, Massachusetts
Cleveland, Ohio
Columbia, South Carolina
Des Moines, Iowa
Detroit, Michigan
Fargo, North Dakota
Harford, Connecticut
Indianapolis, Indiana
Lincoln, Nebraska
Los Angeles, California
Manchester, New Hampshire
Phcenix, Arizona
Reno, Nevada
Roanoke, Virginia
St. Louis, Missouri
Winston-Salem, North Carolina

As stated previously, a factor in determining which potential colocation projects meet the best interest of the VA and the Federal Government as a whole is the ability to efficiently utilize Government-owned space vacated by the VA. This factor is a major consideration in how proposals fare in becoming one of the projects for colocation. In the cases of Chicago, Los Angeles, St. Paul, and St. Petersburg, we have been unable to fully determine parameters of potential backfill into VA vacated space by other Government entities now housed in GSA (General Services Administration)-leased space. This has prevented the completion of each analysis to such a degree that we could not forward any of these projects for consideraton under Public Law 99-576 at this time. The VA is working with GSA to resolve the question of backfill potential in each of the four cases and addressing it in all other applicable evaluations.

The present value cost analysis for VARO Houston was affected by the economic climate of the area and its impact on the cost of office space rental. Given the current conditions, continued rental as opposed to new construction on medical center grounds is the result of the analysis.

We have initially reviewed the possibility of shared services between colocated regional offices and medical centers and have concluded the opportunities to achieve improvements in support services have potential as evidenced by the existing procedures for Supply Services. Other opportunities are to be addressed on a case-by-case basis to ensure the validity of economies of scale, anticipated cost benefits to be derived, and maintenance of adequate levels of service delivery for our clients and employees. As each approved colocation project is fully developed and implemented, we will review the potential advantages and costs of furnishng support services in personnel, administration, finance, and other areas to best meet our mission requirements.

We have identified some potential benefits-delivery improvements that may result from colocation. These include: Improved response time for adjudication cases requiring a medical examination, improved transportation and communication, reduced travel time by some employees, the reduction in duplicate space needs, and improved supply management. The extent that these efficiencies are feasible, and the reductions in cost that may occur, will continue to be reviewed.

Colocations should promote the efficiency of VA operations in the areas of management and employee utilization, supply functions, protection and security, transportation and communications, and workforce morale, and by achieving savings in personnel for shared functions. The Agency's clientele will benefit from the availability of one-stop service.

We are progressing positively toward a successful program of colocating regional offices on medical center property and we wish to continue working with the Committee in furthering our abilities to assist the veterans of this country.

Mr. Chairman, this concludes my statement.

## ENCLOSURE 1

## CONSTRUCTION COST ESTIMATES

1. P.L. 99-576 submission:

| Station | Cost (In Millions) | Type Construction |
|---|---|---|
| Little Rock, AR | $1.9 | Building renovation |
| Montgomery, AL | $6.1 | New construction |
| Newark, NJ | $10.5 | New construction |
| New York, NY | $23.9 | New construction |
| Wichita, KS | $5.4 | New construction |

2. Projects not submitted under P.L. 99-576:

| Station | Cost (In Millions) | Type Construction |
|---|---|---|
| Chicago, IL | $15.7 | New construction |
| Des Moines, IA | $4.0 | New construction |
| Detroit, MI (Downtown) | $15.3 | New construction (Adjacent land) |
|  | $16.9 | New construction (Under garage) |
| Fargo, ND | $3.6 | New construction |
| Houston, TX | $11.8 | New construction |
| Los Angeles, CA | $20.5 | New construction |
| Reno, NV | $1.8 | New construction |
| St. Paul, MN | $13.7 | Building renovation |
|  | $20.6 | New construction |
| St. Petersburg, FL | $13.9 | New construction |

## ENCLOSURE 2

## ECONOMIC COST ANALYSES

In addition to the five projects proposed for colocation under P.L. 99-576:

Little Rock, Arkansas
Montgomery, Alabama
Newark, New Jersey
New York, New York
Wichita, Kansas

the following Department of Veterans Benefits' stations were initially reviewed for submission under P.L. 99-576:

Chicago, Illinois
Des Moines, Iowa
Detroit, Michigan
Fargo, North Dakota
Houston, Texas
Los Angeles, California
Reno, Nevada
St. Paul, Minnesota
St. Petersburg, Florida

The economic cost analyses for these nine stations are enclosed.

# SUMMARY REPORT OF ECONOMIC COST ANALYSIS
# FOR
# MONTGOMERY, ALABAMA DVB COLLOCATION PROJECT

| | |
|---|---|
| PURPOSE: | To compare the life cycle costs to collocate DVB functions to new space at VAMC Montgomery when compared to remaining in federally-leased space. |
| METHODOLOGY: | This ECA was prepared in compliance with OMB Circular A-104 using "The Automated Prospectus System." |
| PROGRAM REQUIREMENTS: | 51,507 net usable square feet of space, or 57,945 gross square feet of space. |
| OPTIONS: | 1. Remain in federally - leased space at 474 S. Court Street, Montgomery, Alabama.<br>This option will cost $9,106,067.<br>2. Collocate to VAMC Montgomery. Build a stand alone DVB building on the Southwest section of the VAMC Montgomery, with approximately 145 paved parking spaces. The new DVB building would be three stories high and have approximately 20,000 gross square feet per floor. This option would not be affected by any other planned construction projects at the Medical Center. Construction award is planned for FY 1990.<br>This option will cost $8,562,474. |

BASE CONDITIONS AND ASSUMPTIONS:

1. Relevant to remaining in existing federally-leased space.

a. The Government leases 62,184 net square feet of space at 474 S. Court Street. This lease expires on May 31, 1993. The annual rental rate is $9.38 per square foot, fully serviced.

b. The Government may reduce the amount of space leased to approximately 51,507 net square feet of space at 474 S. Court Street. (assumption)

c. Operating cost data per net square foot in today's dollars:

| | |
|---|---|
| Taxes and Insurance | $.55 |
| Government Management Cost | $.32 |
| Tenant Alterations | $.73 |
| Utilities and Janitorial Services | $2.05 |

d. The VA occupancy will cover a period of 30 years.

2. Relevant to new construction at VAMC Montgomery.

   a. The size of a new building is 57,945 gross square feet.

   b. The site will consist of 2 1/2 acres of land. Land value is estimated at $15,000 per acre.

   c. The year project opens is 1991. (assumption)

   d. The interim housing costs associated with new construction consists of 5 years of lease payments calculated at $9.38 per square foot (fully serviced rent) + 1.05 per square foot (tenant alterations and management), or $10.43 per square foot. The amount of space leased is reduced to reflect a VA program requirement of 51,507 square feet.

   e. Operating Cost data per net square foot in today dollars:

| | |
|---|---|
| Taxes and Insurance | $.55 |
| Government Management Cost | $.35 |
| Major R&A | $1.43 |
| Tenant Alterations | $.73 |
| Utilities and Janitorial Service | $2.05 |

   f. The cost of building at the VAMC is $4,441,000, with an additional cost of 7.5% for design and review and 5% for management and inspections.

   g. The VA will occupy the new building for a period of 26 years. (assumption)

3. A 30-year treasury rate of 7.3% was used.

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

## ECONOMIC ANALYSIS

Prospectus: NEW DVB AT MONTGOMERY    No.:    02-10-1987

Present Value Costs:

| Alternative | LEASE | BUILD |
|---|---|---|
| DATA: Term Used (Years) | 30 | 30 |
| Occupancy Year | 1987 | 1992 |
| Square Feet (Total) | 51,507 | 51,507 |
| Square Feet (Outleased) | 0 | 0 |
| 1. Net Net Rent | 5,484,342 | 0 |
| 2. Construction Cost | 0 | 3,614,781 |
| 3. Design Cost | 0 | 291,615 |
| 4. Mgmt & Inspection | 0 | 180,739 |
| 5. Land | 0 | 37,500 |
| 6. Less: Building Reversion | 0 | -1,533,471 |
| 7. Less: Land Reversion | 0 | -14,691 |
| 8. FMV - Building | 0 | 0 |
| 9. FMV - Land | 0 | 0 |
| 10. Interim Housing | 0 | 2,318,019 |
| 11. Repair & Maintenance | 0 | 1,034,849 |
| 12. Tenant Alterations | 657,997 | 498,305 |
| 13. Service & Utilities | 1,946,205 | 1,483,524 |
| 14. Property Taxes & Ins. | 522,153 | 398,019 |
| 15. Property Management | 303,798 | 253,285 |
| 16. Deprec. Expenditures | 191,574 | 0 |
| 17. Invest. Tax Credits | 0 | 0 |
| 18. Present Value Cost | 9,106,067 | 8,562.474 |
| 19. Backfill Housing Credit | 0 | 0 |
| 20. Adjusted Present Value Cost | 9,106,067 | 8,562,474 |

Factors Used (Today's Values):

| | | LEASE | BUILD |
|---|---|---|---|
| 21. | Net Rent per OSF (*): | $7.33 | $1.98 |
| 22. | Operating Cost per OSF: | $2.05 | $2.05 |
| 23. | Construction Costs per GSF: | $0.00 | $96.74 |
| 24. | Land Cost: | 0 | 37,500 |
| 25. | General Inflation Rate: | 4.00% | 4.00% |
| 26. | Construction Inflation Rate: | 0.00% | 4.00% |
| 27. | Real Estate Inflation Rate: | 0.00% | 4.00% |
| 28. | Discount Rate: | 7.30% | 7.30% |

Date Checks:

| | LEASE | BUILD |
|---|---|---|
| Today's Date: | 1987 | 1987 |
| Present Value Date: | 1987 | 1987 |
| Starting Date: | 1987 | 1987 |

(*) Net Rent includes Taxes & Insurance and Major R&A.

```
          GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                    OFFICE OF FACILITIES PLANNING

Project: DVB AT MONTGOMERY                                        02-10-1987
CONSTRUCT NEW DVB

                     ECONOMIC ANALYSIS SUMMARY
                     -------------------------

PRESENT VALUES                 10 YRS       20 YRS       30 YRS
--------------                 ------       ------       ------
 1. Interim Housing             2,318        2,318        2,318
 2. Construction Cost           3,615        3,615        3,615
 3. Design Cost                   292          292          292
 4. Mgmt & Inspection             181          181          181
 5. Land                           38           38           38
 6. Outleasing Income               0            0            0
 7. Major R&A                     276          714        1,035
 8. Ten. Alterations              111          335          498
 9. Services & Util.              396        1,024        1,484
10. R.E. Taxes & Ins.             106          275          398
11. GSA Management                 68          175          253
                               ------       ------       ------
12. Total Annual Cost           7,399        8,965       10,111
13. Building Reversion        -3,324       -2,258       -1,533
14. Land Reversion               -27          -20          -15
                               ======       ======       ======
19. Present Value Cost          4,048        6,687        8,562

Input  Data File: M.100
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              GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                            OFFICE OF FACILITIES PLANNING

Project: DVB AT MONTGOMERY                                            02-10-1987
CONSTRUCT NEW DVB

New Construction Costs:
-----------------------
                                             Present       Future
                                              Value         Value
                                              -----         -----
Est. Construction Cost (ECC):              $3,614,781    $4,995,521
Est. Design & Review Cost (EDRC):            $291,615      $360,254
Est. Mgmt & Inspection Cost (EMIC):          $180,739      $249,776
                                           -----------   -----------
Est. Building Cost:                        $4,087,135    $5,605,551
Est. Cost of Land:                            $37,500       $37,500
                                           -----------   -----------
Est. Total Project Cost:                   $4,124,635    $5,643,051

Est. Building Cost per OSF:                    $79.35       $108.83
Est. Building Cost per GSF:                    $70.53        $96.74

Est. Interim Housing Costs:                $2,318,019    $2,865,235

Construction-Period Interest:
-----------------------------
Treasury Financed:                           -$13,519    at  7.300%
FFB Financed:                                 -$7,544    at  7.425%
Private Sector:                              $130,223    at 10.300%

Estimated Market Value at Occupancy:
------------------------------------
Building:                                  $5,605,551
Land:                                         $45,624
Construction Interest:                       $130,223    at 10.300%
                                           -----------
Estimated Market Value:                    $5,781,398
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT MONTGOMERY 02-10-1987
CONSTRUCT NEW DVB

Type of Analysis: Construction
Occupiable SQF: 51,507
Gross SQF: 57,945

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $0.55 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.05 |
| Total Annual Cost per OSF: | $5.11 |

```
Project: DVB AT MONTGOMERY
CONSTRUCT NEW DVB                                                    02-10-1987

                        THE AUTOMATED PROSPECTUS SYSTEM
                        -------------------------------
Index        Variable                                                     Value
-----        --------                                                     -----
 ( 1) Project Name [30 char. max]  DVB AT MONTGOMERY
 ( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]                2.00
 ( 3) Occupiable SQF                                                  51,507.00
 ( 4) Gross SQF                                                       57,945.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                       87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                        87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                    87.00
 ( 8) Interim Housing Cost per year in today's dollars ($)           529,000.00
 (13) Year of Design Award (YY) [88=1988, etc.]                           89.00
 (14) Year Project Opens (YY) [91=1991, etc.]                             92.00
 (15) No. of Years Occupied [<CR>=30]                                     25.00
 (16) Est. Construction Cost (ECC) in today's dollars ($)          4,441,000.00
 (17) Est. Design & Review Cost (EDRC) ($ or % of ECC)                     7.50
 (18) Est. Mgmt & Inspection Cost (EMIC) ($ or % of ECC)                   5.00
 (19) No. of Years for Design and Construction [<CR>=4]                    3.00
 (20) Construction Inflation Rate per year (%) [<CR>=4%]                   4.00
 (21) Est. Cost or Value of Land in today's dollars ($)               37,500.00
 (47) Taxes & Ins. per OSF in today's dollars ($)                          0.55
 (48) Major R&A per OSF in today's dollars ($)                             1.43
 (49) GSA's Mgmt Cost per OSF in today's dollars ($)                       0.35
 (50) Tenant Alterations per OSF in today's dollars ($)                    0.73
 (51) Operating Expenses per OSF in today's dollars ($)                    2.05
 (52) General Inflation Rate per year (%) [<CR>=4%]                        4.00
 (58) Projection [1=Inflation; 2=Prev. OMB Formula]                        1.00
 (59) Real Estate Inflation Rate per year (%) [<CR>=4%]                    4.00
 (60) Real Estate Obsolescence Factor (%) [<CR>=20%]                      20.00
 (70) 30-Yr Treasury Rate (%) [<CR>=10%]                                   7.30
```

```
          GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                        OFFICE OF FACILITIES PLANNING

Project: DVB AT MONTGOMERY                                    02-10-1987
STATUS QUO

                     ECONOMIC ANALYSIS SUMMARY
                     -------------------------

PRESENT VALUES             10 YRS      20 YRS      30 YRS
--------------             ------      ------      ------
 1. Interim Housing             0           0           0
 2. Net Net Rent            2,419       4,189       5,484
 3. Major R&A                   0           0           0
 4. Ten. Alterations          271         494         658
 5. Services & Util.          858       1,487       1,946
 6. R.E. Taxes & Ins.         230         399         522
 7. GSA Management            134         232         304
                           ------      ------      ------
 8. Gross Rent              3,913       6,801       8,914
 9. Scheduled Deprec.         920       1,406       1,698
10. Less: S.L. Deprec.        718       1,098       1,326
                           ------      ------      ------
11. Excess Deprec.            202         308         372
12. Tax Savings @ 34%         104         158         192
13. Plus: Tax Credits           0           0           0
                           ------      ------      ------
14. Total Tax Benefits        104         158         192
                           ======      ======      ======
18. Present Value Cost      4,017       6,959       9,106

Input  Data File: m.30
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                GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                              OFFICE OF FACILITIES PLANNING

Project: DVB AT MONTGOMERY
STATUS QUO                                                         02-10-1987

Type of Analysis: Lease
Occupiable SQF:        51,507
Gross SQF:             57,945

Government-Leased Expenses (in today's dollars):
-------------------------------------------------
Net Net Rent per OSF:                                    $6.78
Taxes & Ins. per OSF:                                    $0.55
Major R&A per OSF:                                       $0.00
                                                      --------
Net Rent per OSF:                                        $7.33

Operating Expenses per OSF:                              $2.05
GSA's Management Cost per OSF:                           $0.32
Tenant Alterations per OSF:                              $0.73
                                                      --------
Total Annual Cost per OSF:                              $10.43

Inflation rate per year (%):                            4.000%
Average Lease Term in Years:                            10.00

Note: The Net Net Rent is assumed to compound at the annual inflation rate,
      but is adjusted only upon the anniversary of each lease period. All
      other expenses are compounded and adjusted every year.
```

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Project: DVB AT MONTGOMERY                                             02-10-1987
STATUS QUO

                            THE AUTOMATED PROSPECTUS SYSTEM
                            -------------------------------
Index        Variable                                                       Value
-----        --------                                                       -----
 ( 1) Project Name [30 char. max]  DVB AT MONTGOMERY
 ( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]                  1.00
 ( 3) Occupiable SQF                                                    51,507.00
 ( 4) Gross SQF                                                         57,945.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                         87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                          87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                      87.00
 ( 9) Year Lease Begins (YY) [90=1990, etc.]                                87.00
 (10) No. of Years Leased [<CR>=30]                                         30.00
 (11) Net Net Rent per OSF in today's dollars ($)                            6.78
 (12) Average Lease Term in Years [<CR>=5]                                  10.00
 (47) Taxes & Ins. per OSF in today's dollars ($)                            0.55
 (49) GSA's Mgmt Cost per OSF in today's dollars ($)                         0.32
 (50) Tenant Alterations per OSF in today's dollars ($)                      0.73
 (51) Operating Expenses per OSF in today's dollars ($)                      2.05
 (52) General Inflation Rate per year (%) [<CR>=4%]                          4.00
 (61) Ownership [1=Indiv.; 2=Prtnrshp; 3=Corp.]                              3.00
 (62) Tax Bracket (%) [<CR>=34%]                                            34.00
 (63) Remaining Real Property Basis ($)                              3,553,000.00
 (64) Real Property Depreciation Life [<CR>=31.5]                           31.50
 (65) Real Property Economic Life [<CR>=40]                                 40.00
 (66) Furniture, Fixtures & Equipment Basis ($)                        178,000.00
 (67) FF&E Depreciation Life in Years [<CR>=7]                               7.00
 (68) FF&E Economic Life in Years [<CR>=12]                                 12.00
 (70) 30-Yr Treasury Rate (%) [<CR>=10%]                                     7.30
```

# SUMMARY REPORT OF ECONOMIC COST ANALYSIS
# FOR
# NEW YORK, NY DVB COLLOCATION PROJECT

| | |
|---|---|
| PURPOSE: | To compare the life cycle costs to collocate New York DVB functions to newly constructed space at VAMC New York when compared to remaining in the Federal Office Building at 252 7th Avenue, New York or relocating to GSA leased space. |
| METHODOLOGY: | This ECA was prepared in compliance with OMB Circular A-104 using "The Automated Prospectus System" (TAPS). |
| PROGRAM REQUIREMENTS: | 97,527 net square feet of space, or 109,718 gross square foot of space. |

OPTIONS:

1. Remain in GSA assigned space at 252 7th Avenue, Manhattan.

   This option will cost $43,119,872.

2. Collocate to VAMC New York, NY with minimal parking.

   a. As part of the planned parking structure to be located on the Eastern portion of the grounds fronting Asser Levy Place. The parking structure is included in the most recent approved Five Year Plan as an "FY 1990 and Future" project. Construction of the Regional Office could conceivably be planned with this project. Unless the parking project is determined to be included in FY 1990 a schedule is uncertain. Construction could begin in 1990 or 1991, although DM&S does not want to have any additional construction on the grounds until construction is completed on the major clinical project in 1991. DVB has determined that only two parking spaces are needed if they collocate to Manhattan.

   This option will cost $29,700,690.

**BASE CONDITIONS OR ASSUMPTIONS:**

1. Relevant to remaining in existing federally-owned space.

a. The VA will occupy 97,527 net square feet of space in the Federal Office Building at 252 7th Avenue, New York.

b. The occupancy will cover a period of 30 years.

c. Operating cost data per square foot in today's dollars:

| | |
|---|---|
| Taxes and Insurance | $4.70 |
| Gov't Management | .51 |
| Major R/A | 1.43 |
| Tenant Alterations | .73 |
| Utilities and Janitorial Services | 4.40 |

d. The F.O.B. at 252 7th Avenue contains 468,799 net square feet of space. GSA estimates the total value of the building at $22,400,000 and the site at $5,600,000. These assets are prorated to reflect VA occupancy of approximately 20% of the building.

e. In 1980 GSA estimated the cost to renovate the building at $65,000,000.

2. Relevant to new construction at VAMC New York. (Parking Garage Structure).

a. Operating cost data per square foot in today's dollar for all build options at VAMC New York.

| | |
|---|---|
| Taxes and Insurance | $4.20 |
| Gov't Management | .35 |
| Major R/A | 1.43 |
| Tenant Alterations | .73 |
| Utilities and Janitorial Services | 4.40 |

b. The value of land is extremely expensive at the VAMC due to proximity to 1st Avenue in New York. Land values are estimated at $200.00 per square foot for Parking Garage site.

c. The size of a new building is 109,718 gross square feet.

d. The Estimated Construction Cost at VAMC New York is $17,427,000.

e. Interim housing costs associated with new construction is calculated at $11.77 per square foot or $1,147,900 per year until completion of VA Construction.

f. Backfill housing credit is available to the Gov't at a rate of $28.00 per square foot fully serviced x 97,527 square feet.

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

## ECONOMIC ANALYSIS

Prospectus: NEW DVB AT NEW YORK CITY No.: 03-27-198

Present Value Costs:

| Alternative | EXISTING HOUSING | BUILD |
|---|---|---|
| DATA: Term Used (Years) | 30 | 30 |
| Occupancy Year | 1987 | 1993 |
| Square Feet (Total) | 97,527 | 97,527 |
| Square Feet (Outleased) | 0 | 0 |
| 1. Net Net Rent | 0 | 0 |
| 2. Construction Cost | 0 | 14,607,400 |
| 3. Design Cost | 0 | 1,188,766 |
| 4. Mgmt & Inspection | 0 | 730,370 |
| 5. Land | 0 | 4,480,000 |
| 6. Less: Building Reversion | -2,486,291 | %-10,347,810 |
| 7. Less: Land Reversion | -776,966 | -3,107,865 |
| 8. FMV - Building | 4,175,210 | 0 |
| 9. FMV - Land | 1,043,802 | 0 |
| 10. Interim Housing | 0 | 5,862,729 |
| 11. Repair & Maintenance | 2,570,569 | 1,848,275 |
| 12. Tenant Alterations | 21,318,600 | 2,870,951 |
| 13. Service & Utilities | 7,909,447 | 5,687,002 |
| 14. Property Taxes & Ins. | 8,448,726 | 5,428,500 |
| 15. Property Management | 916,777 | 452,375 |
| 16. Deprec. Expenditures | 0 | 0 |
| 17. Invest. Tax Credits | 0 | 0 |
| 18. Present Value Cost | 43,119,872 | 29,700,690 |
| 19. Backfill Housing Credit | 0 | 0 |
| 20. Adjusted Present Value Cost | 43,119,872 | 29,700,690 |

Factors Used (Today's Values):

| | | |
|---|---|---|
| 21. Net Rent per OSF (*): | $6.13 | $5.63 |
| 22. Operating Cost per OSF: | $4.40 | $4.40 |
| 23. Construction Costs per GSF: | $0.00 | $212.02 |
| 24. Land Cost: | 1,120,000 | 4,480,000 |
| 25. General Inflation Rate: | 4.00% | 4.00% |
| 26. Construction Inflation Rate: | 0.00% | 6.00% |
| 27. Real Estate Inflation Rate: | 6.00% | 6.00% |
| 28. Discount Rate: | 7.30% | 7.30% |

Date Checks:

| | | |
|---|---|---|
| Today's Date: | 1987 | 1987 |
| Present Value Date. | 1987 | 1987 |
| Starting Date: | 1987 | 1987 |

(*) Net Rent includes Taxes & Insurance and Major R&A.

```
           GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                          OFFICE OF FACILITIES PLANNING

Project: STATUS QUO-N.Y.C.                                        02-24-1987
STATUS QUO

                        ECONOMIC ANALYSIS SUMMARY
                        -------------------------

PRESENT VALUES                  10 YRS        20 YRS        30 YRS
--------------                  ------        ------        ------
 1. Interim Housing                  0             0             0
 2. Construction Cost                0             0             0
 3. Design Cost                      0             0             0
 4. Mgmt & Inspection                0             0             0
 5. Cost of Building         4,175,210     4,175,210     4,175,210
 6. Cost of Land             1,043,802     1,043,802     1,043,802
 7. Outleasing Income                0             0             0
 8. Major R&A                1,133,859     1,963,510     2,570,569
 9. Ten. Alterations        20,585,168    21,003,698    21,318,596
10. Services & Util.         3,488,798     6,041,570     7,909,447
11. R.E. Taxes & Ins.        3,726,670     6,453,495     8,448,726
12. GSA Management             404,383       700,273       916,777
                                ------        ------        ------
13. Total Annual Cost       34,557,888    41,386,552    46,383,124
14. Building Reversion      -3,681,594    -3,025,477    -2,486,291
15. Land Reversion            -991,469      -877,689      -776,966
                                ======        ======        ======
20. Present Value Cost      29,884,824    37,483,388    43,119,868

Input  Data File: NYC.550
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            GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                         OFFICE OF FACILITIES PLANNING

Project: STATUS QUO-N.Y.C.                                        02-24-1987
STATUS QUO

                                  DETAILED CASH FLOW ANALYSIS
                                  ---------------------------

COST PROJECTIONS             2012         2013         2014         2015         2016
----------------           ------       ------       ------       ------       ------
 1. Interim Housing             0            0            0            0            0
 2. Construction Cost           0            0            0            0            0
 3. Design Cost                 0            0            0            0            0
 4. Mgmt & Inspection           0            0            0            0            0
 5. Cost of Building            0            0            0            0            0
 6. Cost of Land                0            0            0            0            0
 7. Outleasing Income           0            0            0            0            0
 8. Major R&A             371,787      386,658      402,125      418,210      434,938
 9. Ten. Alterations      189,793      197,385      205,280      213,492      222,031
10. Services & Util.    1,143,959    1,189,718    1,237,306    1,286,799    1,338,271
11. R.E. Taxes & Ins.   1,221,957    1,270,835    1,321,668    1,374,535    1,429,516
12. GSA Management        132,595      137,899      143,415      149,152      155,118
                           ------       ------       ------       ------       ------
13. Total Annual Cost   3,060,092    3,182,495    3,309,795    3,442,187    3,579,874

14. Building Reversion%-16,797,360 %-17,673,254 %-18,594,822 %-19,564,444 %-20,5
84,628
15. Land Reversion     -5,095,301 -5,401,018 -5,725,079 -6,068,584 -6,432,698

16. Discount Factor      0.160106     0.149213     0.139062     0.129601     0.120784
17. Disc. Annual Cost     489,939      474,871      460,266      446,111      432,391
18. Disc. Bldg Revers.-2,689,359 -2,637,087 -2,585,832 -2,535,573 -2,486,291
19. Disc. Land Revers.   -815,788     -805,905     -796,141     -786,495     -776,966
                           ======       ======       ======       ======       ======
20. Present Value Cost41,064,332 41,601,360 42,122,668 42,628,664 43,119,868
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          GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
.                         OFFICE OF FACILITIES PLANNING

Project: STATUS QUO-N.Y.C.                                          02-24-1987
STATUS QUO

                                     DETAILED CASH FLOW ANALYSIS
                                     ---------------------------

COST PROJECTIONS             2007       2008       2009       2010       2011
----------------            ------     ------     ------     ------     ------
 1. Interim Housing             0          0          0          0          0
 2. Construction Cost           0          0          0          0          0
 3. Design Cost                 0          0          0          0          0
 4. Mgmt & Inspection           0          0          0          0          0
 5. Cost of Building            0          0          0          0          0
 6. Cost of Land                0          0          0          0          0
 7. Outleasing Income           0          0          0          0          0
 8. Major R&A             305,582    317,805    330,517    343,738    357,487
 9. Ten. Alterations      155,996    162,236    168,726    175,475    182,494
10. Services & Util.      940,252    977,862  1,016,976  1,057,655  1,099,961
11. R.E. Taxes & Ins.   1,004,360  1,044,534  1,086,315  1,129,768  1,174,959
12. GSA Management        108,984    113,343    117,877    122,592    127,495
                           ------     ------     ------     ------     ------
13. Total Annual Cost   2,515,173  2,615,780  2,720,411  2,829,227  2,942,396

14. Building Reversion%-13,027,572 %-13,706,892 %-14,421,635 %-15,173,648 %-15,9
64,875
15. Land Reversion     -3,807,506 -4,035,957 -4,278,114 -4,534,800 -4,806,888

16. Discount Factor      0.227723   0.212230   0.197791   0.184335   0.171794
17. Disc. Annual Cost     572,762    555,146    538,073    521,525    505,485
18. Disc. Bldg Revers.-2,966,673 -2,909,012 -2,852,471 -2,797,030 -2,742,666
19. Disc. Land Revers.   -867,055   -856,550   -846,173   -835,921   -825,793
                           ======     ======     ======     ======     ======
20. Present Value Cost38,125,584 38,748,896 39,353,888 39,941,104 40,511,080
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          GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                        OFFICE OF FACILITIES PLANNING

Project: STATUS QUO-N.Y.C.                                          02-24-1987
STATUS QUO

                                  DETAILED CASH FLOW ANALYSIS
                                  ---------------------------

COST PROJECTIONS              2002        2003        2004        2005        2006
----------------            ------      ------      ------      ------      ------
 1. Interim Housing              0           0           0           0           0
 2. Construction Cost            0           0           0           0           0
 3. Design Cost                  0           0           0           0           0
 4. Mgmt & Inspection            0           0           0           0           0
 5. Cost of Building             0           0           0           0           0
 6. Cost of Land                 0           0           0           0           0
 7. Outleasing Income            0           0           0           0           0
 8. Major R&A              251,166     261,213     271,661     282,527     293,829
 9. Ten. Alterations       128,218     133,346     138,680     144,227     149,996
10. Services & Util.       772,818     803,731     835,880     869,315     904,088
11. R.E. Taxes & Ins.      825,511     858,531     892,872     928,587     965,730
12. GSA Management          89,577      93,160      96,886     100,762     104,792
                            ------      ------      ------      ------      ------
13. Total Annual Cost    2,067,289   2,149,981   2,235,980   2,325,419   2,418,436

14. Building Reversion%-10,103,829 %-10,630,691 %-11,185,026 %-11,768,267 %-12,3
81,920
15. Land Reversion      -2,845,191  -3,015,902  -3,196,856  -3,388,668  -3,591,987

16. Discount Factor       0.323895    0.301860    0.281323    0.262184    0.244346
17. Disc. Annual Cost      669,585     648,992     629,032     609,687     590,936
18. Disc. Bldg Revers.-3,272,583  -3,208,976  -3,146,605  -3,085,447  -3,025,477
19. Disc. Land Revers.    -921,544    -910,379    -899,349    -888,453    -877,689
                            ======      ======      ======      ======      ======
20. Present Value Cost34,713,776 35,437,540 36,139,976 36,821,716 37,483,388
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: STATUS QUO-N.Y.C. 02-24-1987
STATUS QUO

## DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 1997 | 1998 | 1999 | 2000 | 2001 |
|---|---|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 | 0 | 0 |
| 5. Cost of Building | 0 | 0 | 0 | 0 | 0 |
| 6. Cost of Land | 0 | 0 | 0 | 0 | 0 |
| 7. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 8. Major R&A | 206,440 | 214,698 | 223,286 | 232,217 | 241,506 |
| 9. Ten. Alterations | 105,386 | 109,601 | 113,985 | 118,544 | 123,286 |
| 10. Services & Util. | 635,200 | 660,608 | 687,033 | 714,514 | 743,095 |
| 11. R.E. Taxes & Ins. | 678,510 | 705,650 | 733,876 | 763,231 | 793,760 |
| 12. GSA Management | 73,626 | 76,571 | 79,633 | 82,819 | 86,131 |
| 13. Total Annual Cost | 1,699,161 | 1,767,128 | 1,837,813 | 1,911,325 | 1,987,778 |
| 14. Building Reversion | -7,836,254 | -8,244,874 | -8,674,800 | -9,127,146 | -9,603,079 |
| 15. Land Reversion | -2,126,093 | -2,253,658 | -2,388,878 | -2,532,210 | -2,684,143 |
| 16. Discount Factor | 0.460684 | 0.429342 | 0.400132 | 0.372910 | 0.347540 |
| 17. Disc. Annual Cost | 782,777 | 758,702 | 735,369 | 712,752 | 690,832 |
| 18. Disc. Bldg Revers. | -3,610,037 | -3,539,872 | -3,471,069 | -3,403,605 | -3,337,451 |
| 19. Disc. Land Revers. | -979,457 | -967,590 | -955,868 | -944,287 | -932,846 |
| 20. Present Value Cost | 30,751,170 | 31,591,906 | 32,407,800 | 33,199,596 | 33,968,024 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: STATUS QUO-N.Y.C. 02-24-1987
STATUS QUO

DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 1992 | 1993 | 1994 | 1995 | 1996 |
|---|---|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 | 0 | 0 |
| 5. Cost of Building | 0 | 0 | 0 | 0 | 0 |
| 6. Cost of Land | 0 | 0 | 0 | 0 | 0 |
| 7. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 8. Major R&A | 169,679 | 176,466 | 183,525 | 190,866 | 198,500 |
| 9. Ten. Alterations | 86,619 | 90,084 | 93,687 | 97,435 | 101,332 |
| 10. Services & Util. | 522,089 | 542,972 | 564,691 | 587,279 | 610,770 |
| 11. R.E. Taxes & Ins. | 557,686 | 579,993 | 603,193 | 627,320 | 652,413 |
| 12. GSA Management | 60,515 | 62,935 | 65,453 | 68,071 | 70,794 |
| 13. Total Annual Cost | 1,396,587 | 1,452,450 | 1,510,548 | 1,570,970 | 1,633,809 |
| 14. Building Reversion | -6,077,585 | -6,394,499 | -6,727,938 | -7,078,765 | -7,447,886 |
| 15. Land Reversion | -1,588,741 | -1,684,065 | -1,785,109 | -1,892,215 | -2,005,748 |
| 16. Discount Factor | 0.655242 | 0.610664 | 0.569118 | 0.530399 | 0.494314 |
| 17. Disc. Annual Cost | 915,102 | 886,959 | 859,680 | 833,241 | 807,615 |
| 18. Disc. Bldg Revers. | -3,982,289 | -3,904,888 | -3,828,991 | -3,754,569 | -3,681,594 |
| 19. Disc. Land Revers. | -1,041,010 | -1,028,397 | -1,015,938 | -1,003,629 | -991,469 |
| 20. Present Value Cost | 26,147,096 | 27,124,068 | 28,072,104 | 28,992,074 | 29,884,824 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: STATUS QUO-N.Y.C. 02-24-1987
STATUS QUO

DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 1987 | 1988 | 1989 | 1990 | 1991 |
|---|---|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 | 0 | 0 |
| 5. Cost of Building | 4,480,000 | 0 | 0 | 0 | 0 |
| 6. Cost of Land | 1,120,000 | 0 | 0 | 0 | 0 |
| 7. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 8. Major R&A | 139,464 | 145,042 | 150,844 | 156,878 | 163,153 |
| 9. Ten. Alterations | 21,538,000 | 74,043 | 77,004 | 80,084 | 83,288 |
| 10. Services & Util. | 429,119 | 446,284 | 464,135 | 482,700 | 502,008 |
| 11. R.E. Taxes & Ins. | 458,377 | 476,712 | 495,780 | 515,612 | 536,236 |
| 12. GSA Management | 49,739 | 51,728 | 53,797 | 55,949 | 58,187 |
| 13. Total Annual Cost | 28,214,698 | 1,193,809 | 1,241,561 | 1,291,223 | 1,342,872 |
| 14. Building Reversion | -4,713,609 | -4,959,399 | -5,218,005 | -5,490,097 | -5,776,377 |
| 15. Land Reversion | -1,187,200 | -1,258,432 | -1,333,938 | -1,413,974 | -1,498,812 |
| 16. Discount Factor | 0.931966 | 0.868562 | 0.809470 | 0.754399 | 0.703075 |
| 17. Disc. Annual Cost | 26,295,152 | 1,036,896 | 1,005,007 | 974,098 | 944,139 |
| 18. Disc. Bldg Revers. | -4,392,925 | -4,307,543 | -4,223,820 | -4,141,724 | -4,061,224 |
| 19. Disc. Land Revers. | -1,106,431 | -1,093,025 | -1,079,783 | -1,066,701 | -1,053,777 |
| 20. Present Value Cost | 20,795,796 | 21,931,480 | 23,033,452 | 24,102,728 | 25,140,292 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: STATUS QUO-N.Y.C. 02-24-1987
STATUS QUO

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              GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                           OFFICE OF FACILITIES PLANNING

Project: STATUS QUO-N.Y.C.                                          02-24-1987
STATUS QUO

Type of Analysis: Purchase
Occupiable SQF:        97,527
Gross SQF:            109,718

Government-Owned Expenses (in today's dollars):
...............................................
Taxes & Ins. per OSF:                                  $4.70
Major R&A per OSF:                                     $1.43
GSA's Management Cost per OSF:                         $0.51
Tenant Alterations per OSF:                            $0.73
Operating Expenses per OSF:                            $4.40
                                                    ........
Total Annual Cost per OSF:                            $11.77
```

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Project: STATUS QUO-N.Y.C.                                           02-24-1987
STATUS QUO
.
                        THE AUTOMATED PROSPECTUS SYSTEM
                        -------------------------------
Index        Variable                                                     Value
-----        --------                                                     -----
 ( 1) Project Name [30 char. max]  STATUS QUO-N.Y.C.
 ( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]                4.00
 ( 3) Occupiable SQF                                                  97,527.00
 ( 4) Gross SQF                                                      109,718.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                       87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                        87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                    87.00
 (35) Year of Purchase (YY) [90=1990, etc.]                               87.00
 (36) Year Project Opens (YY) [91=1991, etc.]                             87.00
 (37) No. of Years Occupied [<CR>=30]                                     30.00
 (38) Purchase Price in today's dollars ($)                        5,600,000.00
 (39) Estimated Value of Building in today's dollars ($)           4,480,000.00
 (40) Estimated Value of Land in today's dollars ($)               1,120,000.00
 (47) Taxes & Ins. per OSF in today's dollars ($)                          4.70
 (48) Major R&A per OSF in today's dollars ($)                             1.43
 (49) GSA's Mgmt Cost per OSF in today's dollars ($)                       0.51
 (50) Tenant Alterations per OSF in today's dollars ($)                    0.73
 (51) Operating Expenses per OSF in today's dollars ($)                    4.40
 (52) General Inflation Rate per year (%) [<CR>=4%]                        4.00
 (53) Initial Space Alteration in today's dollars ($)             21,538,000.00
 (58) Projection [1=Inflation; 2=Prev. OMB Formula]                        1.00
 (59) Real Estate Inflation Rate per year (%) [<CR>=4%]                    6.00
 (60) Real Estate Obsolescence Factor (%) [<CR>=20%]                      20.00
 (70) 30-Yr Treasury Rate (%) [<CR>=10%]                                   7.30
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          GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                         OFFICE OF FACILITIES PLANNING

Project: DVB AT N.Y.C.(ASHER ST.)                                    02-24-1987
CONSTRUCT DVB ON TOP OF GARAGE(ASHER ST.)

                      ECONOMIC ANALYSIS SUMMARY
                      -------------------------

PRESENT VALUES                 10 YRS        20 YRS        30 YRS
--------------                 ------        ------        ------
 1. Interim Housing         5,862,729     5,862,729     5,862,729
 2. Construction Cost      14,607,397    14,607,397    14,607,397
 3. Design Cost             1,188,766     1,188,766     1,188,766
 4. Mgmt & Inspection         730,370       730,370       730,370
 5. Land                    4,480,000     4,480,000     4,480,000
 6. Outleasing Income               0             0             0
 7. Major R&A                 411,565     1,241,216     1,848,275
 8. Ten. Alterations        1,434,240     2,263,891     2,870,951
 9. Services & Util.        1,266,353     3,819,125     5,687,002
10. R.E. Taxes & Ins.       1,208,792     3,645,528     5,428,500
11. GSA Management            100,733       303,794       452,375
                               ------        ------        ------
12. Total Annual Cost      31,290,944    38,142,816    43,156,364
13. Building Reversion    -15,322,598   -12,591,874   -10,347,810
14. Land Reversion         -3,965,879    -3,510,757    -3,107,865
                               ======        ======        ======
19. Present Value Cost     12,002,468    22,040,184    29,700,688

Input  Data File: NYC.300
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          GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                        OFFICE OF FACILITIES PLANNING

Project: DVB AT N.Y.C.(ASHER ST.)                                  02-24-1987
CONSTRUCT DVB ON TOP OF GARAGE(ASHER ST.)

                                     DETAILED CASH FLOW ANALYSIS
                                     ...........................

COST PROJECTIONS           2016
................          ......
 1. Interim Housing            0
 2. Construction Cost          0
 3. Design Cost                0
 4. Mgmt & Inspection          0
 5. Land                       0
 6. Outleasing Income          0
 7. Major R&A            434,938
 8. Ten. Alterations     434,938
 9. Services & Util.   1,338,271
10. R.E. Taxes & Ins.  1,277,440
11. GSA Management       106,453
                          ......
12. Total Annual Cost  3,592,040

13. Building Reversion%-85,672,136
14. Land Reversion    %-25,730,802

15. Discount Factor     0.120784
16. Disc. Annual Cost    433,860
17. Disc. Bldg Revers.%-10,347,810
18. Disc. Land Revers.-3,107,865
                          ======
19. Present Value Cost29,700,688
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          GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                         OFFICE OF FACILITIES PLANNING

Project: DVB AT N.Y.C.(ASHER ST.)                                02-24-1987
CONSTRUCT DVB ON TOP OF GARAGE(ASHER ST.)

                                   DETAILED CASH FLOW ANALYSIS
                                   ...........................

COST PROJECTIONS           2011       2012       2013       2014       2015
................         ......     ......     ......     ......    .......
 1. Interim Housing           0          0          0          0          0
 2. Construction Cost         0          0          0          0          0
 3. Design Cost               0          0          0          0          0
 4. Mgmt & Inspection         0          0          0          0          0
 5. Land                      0          0          0          0          0
 6. Outleasing Income         0          0          0          0          0
 7. Major R&A           357,487    371,787    386,658    402,125    418,210
 8. Ten. Alterations    357,487    371,787    386,658    402,125    418,210
 9. Services & Util.  1,099,961  1,143,960  1,189,718  1,237,307  1,286,799
10. R.E. Taxes & Ins. 1,049,963  1,091,961  1,135,640  1,181,065  1,228,308
11. GSA Management       87,497     90,997     94,637     98,422    102,359
                         ......     ......     ......     ......     ......
12. Total Annual Cost 2,952,396  3,070,491  3,193,311  3,321,043  3,453,885

13. Building Reversion%-66,444,964 %-69,909,720 %-73,555,144 %-77,390,664 %-81,4
26,184
14. Land Reversion    %-19,227,556 %-20,381,208 %-21,604,080 %-22,900,324 %-24,2
74,342

15. Discount Factor    0.171796   0.160106   0.149213   0.139062   0.129601
16. Disc. Annual Cost   507,203    491,604    476,485    461,831    447,627
17. Disc. Bldg Revers.%-11,414,829 %-11,192,967 %-10,975,417 %-10,762,095 %-10,5
52,920
18. Disc. Land Revers.-3,303,174 -3,263,154 -3,223,619 -3,184,563 -3,145,981
                         ======     ======     ======     ======     ======
19. Present Value Cost26,126,952 26,880,440 27,614,008 28,328,218 29,023,604
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           GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                          OFFICE OF FACILITIES PLANNING

Project: DVB AT N.Y.C.(ASHER ST.)                                02-24-1987
CONSTRUCT DVB ON TOP OF GARAGE(ASHER ST.)

                                DETAILED CASH FLOW ANALYSIS
                                ...........................

COST PROJECTIONS           2006       2007       2008       2009       2010
................         ......     ......     ......     ......     ......
 1. Interim Housing           0          0          0          0          0
 2. Construction Cost         0          0          0          0          0
 3. Design Cost               0          0          0          0          0
 4. Mgmt & Inspection         0          0          0          0          0
 5. Land                      0          0          0          0          0
 6. Outleasing Income         0          0          0          0          0
 7. Major R&A           293,829    305,582    317,805    330,517    343,738
 8. Ten. Alterations    293,829    305,582    317,805    330,517    343,738
 9. Services & Util.    904,088    940,252    977,862  1,016,976  1,057,655
10. R.E. Taxes & Ins.   862,993    897,513    933,413    970,750  1,009,580
11. GSA Management       71,916     74,793     77,784     80,896     84,132
                         ......     ......     ......     ......     ......
12. Total Annual Cost 2,426,655  2,523,721  2,624,669  2,729,656  2,838,842

13. Building Reversion%-51,532,896 %-54,220,068 %-57,047,360 %-60,022,084 %-63,1
51,920
14. Land Reversion    %-14,367,953 %-15,230,029 %-16,143,830 %-17,112,458 %-18,1
39,204

15. Discount Factor    0.244346   0.227723   0.212230   0.197791   0.184335
16. Disc. Annual Cost   592,944    574,708    557,033    539,902    523,297
17. Disc. Bldg Revers.%-12,591,874 %-12,347,135 %-12,107,152 %-11,871,834 %-11,6
41,089
18. Disc. Land Revers.-3,510,757 -3,468,222 -3,426,202 -3,384,692 -3,343,684
                         ======     ======     ======     ======     ======
19. Present Value Cost22,040,184 22,902,168 23,741,202 24,557,930 25,352,980
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         GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                       OFFICE OF FACILITIES PLANNING

Project: DVB AT N.Y.C.(ASHER ST.)                                 02-24-1987
CONSTRUCT DVB ON TOP OF GARAGE(ASHER ST.)

                                   DETAILED CASH FLOW ANALYSIS
                                   ...........................

COST PROJECTIONS            2001        2002        2003        2004        2005
................           ......      ......      ......      ......     .......
 1. Interim Housing            0           0           0           0           0
 2. Construction Cost          0           0           0           0           0
 3. Design Cost                0           0           0           0           0
 4. Mgmt & Inspection          0           0           0           0           0
 5. Land                       0           0           0           0           0
 6. Outleasing Income          0           0           0           0           0
 7. Major R&A            241,506     251,166     261,213     271,661     282,528
 8. Ten. Alterations     241,506     251,166     261,213     271,661     282,528
 9. Services & Util.     743,095     772,818     803,731     835,880     869,316
10. R.E. Taxes & Ins.    709,318     737,690     767,198     797,886     82^.801
11. GSA Management        59,110      61,474      63,933      66,490      69,150
                          ......      ......      ......      ......      ......
12. Total Annual Cost  1,994,534   2,074,315   2,157,287   2,243,579   2,333,322

13. Building Reversion%-39,967,500 %-42,051,596 %-44,244,368 %-46,551,480 %-48,9
78,900
14. Land Reversion    %-10,736,573 %-11,380,767 %-12,063,612 %-12,787,428 %-13,5
54,673

15. Discount Factor     0.347540    0.323895    0.301860    0.281323    0.262184
16. Disc. Annual Cost    693,180     671,861     651,198     631,170     611,759
17. Disc. Bldg Revers.%-13,890,291 %-13,620,315 %-13,355,585 %-13,096,001 %-12,8
61,465
18. Disc. Land Revers.-3,731,385 -3,686,177 -3,641,517 -3,597,398 -3,553,813
                          ======      ======      ======      ======      ======
19. Present Value Cost17,362,208 18,349,252 19,309,838 20,244,714 21,154,594
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          GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                       OFFICE OF FACILITIES PLANNING

Project: DVB AT N.Y.C.(ASHER ST.)                                    02-24-1987
CONSTRUCT DVB ON TOP OF GARAGE(ASHER ST.)

                              DETAILED CASH FLOW ANALYSIS
                              ---------------------------

COST PROJECTIONS            1996       1997       1998       1999       2000
----------------          ------     ------     ------     ------     ------
 1. Interim Housing            0          0          0          0          0
 2. Construction Cost          0          0          0          0          0
 3. Design Cost                0          0          0          0          0
 4. Mgmt & Inspection          0          0          0          0          0
 5. Land                       0          0          0          0          0
 6. Outleasing Income          0          0          0          0          0
 7. Major R&A            198,500    206,440    214,698    223,286    232,217
 8. Ten. Alterations     198,500    206,440    214,698    223,286    232,217
 9. Services & Util.     610,770    635,201    660,609    687,033    714,514
10. R.E. Taxes & Ins.    583,007    606,328    630,581    655,804    682,036
11. GSA Management        48,584     50,527     52,548     54,650     56,836
                          ------     ------     ------     ------     ------
12. Total Annual Cost  1,639,361  1,704,936  1,773,133  1,844,058  1,917,821

13. Building Reversion%-30,997,700 %-32,614,068 %-34,314,724 %-36,104,056 %-37,9
86,692
14. Land Reversion    -8,022,994 -8,504,373 -9,014,635 -9,555,513 %-10,128,843

15. Discount Factor     0.494314   0.460684   0.429342   0.400132   0.372910
16. Disc. Annual Cost    810,359    785,437    761,281    737,868    715,175
17. Disc. Bldg Revers.%-15,322,598 %-15,026,782 %-14,732,756 %-14,446,405 %-14,1
65,619
18. Disc. Land Revers.-3,965,879 -3,917,829 -3,870,363 -3,823,471 -3,777,148
                          ======     ======     ======     ======     ======
19. Present Value Cost12,002,468 13,133,768 14,234,542 15,305,652 16,347,938
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GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT N.Y.C.(ASHER ST.) 02-24-1987
CONSTRUCT DVB ON TOP OF GARAGE(ASHER ST.)

DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 1991 | 1992 | 1993 | 1994 | 1995 |
|---|---|---|---|---|---|
| 1. Interim Housing | 1,324,280 | 1,377,251 | 0 | 0 | 0 |
| 2. Construction Cost | 12,453,501 | 4,151,167 | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 622,675 | 207,558 | 0 | 0 | 0 |
| 5. Land | 0 | 0 | 0 | 0 | 0 |
| 6. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 7. Major R&A | 0 | 0 | 176,466 | 183,525 | 190,866 |
| 8. Ten. Alterations | 0 | 0 | 1,851,162 | 183,525 | 190,866 |
| 9. Services & Util. | 0 | 0 | 542,972 | 564,691 | 587,279 |
| 10. R.E. Taxes & Ins. | 0 | 0 | 518,292 | 539,023 | 560,584 |
| 11. GSA Management | 0 | 0 | 43,191 | 44,919 | 46,715 |
| 12. Total Annual Cost | 14,400,456 | 5,735,976 | 3,132,082 | 1,515,682 | 1,576,309 |
| 13. Building Reversion | 0 | %-25,294,576 | %-26,613,558 | %-28,001,316 | %-29,461,440 |
| 14. Land Reversion | 0 | -6,354,964 | -6,736,261 | -7,140,437 | -7,568,863 |
| 15. Discount Factor | 0.703075 | 0.655242 | 0.610664 | 0.569118 | 0.530399 |
| 16. Disc. Annual Cost | 10,124,596 | 3,758,453 | 1,912,649 | 862,602 | 836,073 |
| 17. Disc. Bldg Revers. | 0 | %-16,574,069 | %-16,251,931 | %-15,936,054 | %-15,626,316 |
| 18. Disc. Land Revers. | 0 | -4,164,039 | -4,113,589 | -4,063,751 | -4,014,517 |
| 19. Present Value Cost | 23,110,810 | 6,131,154 | 8,416,390 | 9,664,708 | 10,839,752 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT N.Y.C.(ASHER ST.) 02-24-1987
CONSTRUCT DVB ON TOP OF GARAGE(ASHER ST.)

DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 1986 | 1987 | 1988 | 1989 | 1990 |
|---|---|---|---|---|---|
| 1. Interim Housing | 0 | 1,132,000 | 1,177,280 | 1,224,371 | 1,273,346 |
| 2. Construction Cost | 0 | 0 | 0 | 0 | 4,151,167 |
| 3. Design Cost | 0 | 0 | 0 | 1,468,573 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 | 0 | 207,558 |
| 5. Land | 4,480,000 | 0 | 0 | 0 | 0 |
| 6. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 7. Major R&A | 0 | 0 | 0 | 0 | 0 |
| 8. Ten. Alterations | 0 | 0 | 0 | 0 | 0 |
| 9. Services & Util. | 0 | 0 | 0 | 0 | 0 |
| 10. R.E. Taxes & Ins. | 0 | 0 | 0 | 0 | 0 |
| 11. GSA Management | 0 | 0 | 0 | 0 | 0 |
| 12. Total Annual Cost | 4,480,000 | 1,132,000 | 1,177,280 | 2,692,944 | 5,632,071 |
| 13. Building Reversion | 0 | 0 | 0 | 0 | 0 |
| 14. Land Reversion | 0 | 0 | 0 | 0 | 0 |
| 15. Discount Factor | 1.000000 | 0.931966 | 0.868562 | 0.809470 | 0.754399 |
| 16. Disc. Annual Cost | 4,480,000 | 1,054,986 | 1,022,540 | 2,179,858 | 4,248,830 |
| 17. Disc. Bldg Revers. | 0 | 0 | 0 | 0 | 0 |
| 18. Disc. Land Revers. | 0 | 0 | 0 | 0 | 0 |
| 19. Present Value Cost | 4,480,000 | 5,534,986 | 6,557,526 | 8,737,384 | 12,986,214 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT N.Y.C.(ASHER ST.) 02-24-1987
CONSTRUCT DVB ON TOP OF GARAGE(ASHER ST.)

New Construction Costs:

| | Present Value | Future Value |
|---|---|---|
| Est. Construction Cost (ECC): | $14,607,397 | $20,755,834 |
| Est. Design & Review Cost (EDRC): | $1,188,766 | $1,468,573 |
| Est. Mgmt & Inspection Cost (EMIC): | $730,370 | $1,037,792 |
| Est. Building Cost: | $16,526,533 | $23,262,200 |
| Est. Cost of Land: | $4,480,000 | $4,480,000 |
| Est. Total Project Cost: | $21,006,532 | $27,742,200 |
| Est. Building Cost per OSF: | $169.46 | $238.52 |
| Est. Building Cost per GSF: | $150.63 | $212.02 |
| Est. Interim Housing Costs: | $5,862,730 | $7,508,527 |

Construction-Period Interest:

| | | |
|---|---|---|
| Treasury Financed: | $984,922 | at 7.300% |
| FFB Financed: | $1,028,110 | at 7.425% |
| Private Sector: | $2,032,376 | at 10.300% |

Estimated Market Value at Occupancy:

| | | |
|---|---|---|
| Building: | $23,262,200 | |
| Land: | $6,354,964 | |
| Construction Interest: | $2,032,376 | at 10.300% |
| Estimated Market Value: | $31,649,540 | |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT N.Y.C.(ASHER ST.) 02-24-1987
CONSTRUCT DVB ON TOP OF GARAGE(ASHER ST.)

Type of Analysis: Construction
Occupiable SQF: 97,527
Gross SQF: 109,718

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $4.20 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $1.43 |
| Operating Expenses per OSF: | $4.40 |
| Total Annual Cost per OSF: | $11.81 |

```
Project: DVB AT N.Y.C.(ASHER ST.)                                    02-24-1987
CONSTRUCT DVB ON TOP OF GARAGE(ASHER ST.)

                        THE AUTOMATED PROSPECTUS SYSTEM
                        -------------------------------
Index       Variable
                                                                     Value
-----       --------                                                 -----
 ( 1) Project Name [30 char. max]  DVB AT N.Y.C.(ASHER ST.)
 ( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]            2.00
 ( 3) Occupiable SQF                                               97,527.00
 ( 4) Gross SQF                                                   109,718.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                    87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                     87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                 87.00
 ( 8) Interim Housing Cost per year in today's dollars ($)       1,132,000.00
 (13) Year of Design Award (YY) [88=1988, etc.]                        89.00
 (14) Year Project Opens (YY) [91=1991, etc.]                          93.00
 (15) No. of Years Occupied [<CR>=30]                                  24.00
 (16) Est. Construction Cost (ECC) in today's dollars ($)       17,427,000.00
 (17) Est. Design & Review Cost (EDRC) ($ or % of ECC)                  7.50
 (18) Est. Mgmt & Inspection Cost (EMIC) ($ or % of ECC)                5.00
 (19) No. of Years for Design and Construction [<CR>=4]                 4.00
 (20) Construction Inflation Rate per year (%) [<CR>=4%]                6.00
 (21) Est. Cost or Value of Land in today's dollars ($)          4,480,000.00
 (47) Taxes & Ins. per OSF in today's dollars ($)                       4.20
 (48) Major R&A per OSF in today's dollars ($)                          1.43
 (49) GSA's Mgmt Cost per OSF in today's dollars ($)                    0.35
 (50) Tenant Alterations per OSF in today's dollars ($)                 1.43
 (51) Operating Expenses per OSF in today's dollars ($)                 4.40
 (52) General Inflation Rate per year (%) [<CR>=4%]                     4.00
 (53) Initial Space Alteration in today's dollars ($)            1,463,000.00
 (58) Projection [1=Inflation; 2=Prev. OMB Formula]                     1.00
 (59) Real Estate Inflation Rate per year (%) [<CR>=4%]                 6.00
 (60) Real Estate Obsolescence Factor (%) [<CR>=20%]                   20.00
 (70) 30-Yr Treasury Rate (%) [<CR>=10%]                                7.30
```

## SUMMARY REPORT OF ECONOMIC COST ANALYSIS
## FOR EAST ORANGE, NEW JERSEY
## DEPARTMENT OF VETERANS BENEFITS COLLOCATION PROJECT

PURPOSE: To compare the life cycle costs to collocate Newark, NJ, Department of Veterans Benefits, (DVB) functions to new space at VAMC East Orange, NJ when compared to remaining in the Federal Office Building (FOB), 20 Washington Place, Newark, NJ.

METHODOLOGY: This Economic Cost Analysis has been prepared in compliance with OMB Circular A-104, using "The Automatic Prospectus System."

PROGRAM REQUIREMENT: 61,242 net usable square feet of space, or 68,897 gross square feet of space.

OPTIONS:

1. Remain in the Federal Office Building (FOB)

This option will cost $13,975,370.

2. Construct a stand alone two story building northwest of the main building, and requiring an additional nine parking spaces. The current five year plan (FY 1988 - 1992) projects a number of DM&S projects, none of which will impact on the concept of a free standing structure on this site location.

This option will cost $13,303,220.

3. Construct a stand alone two story building southwest of the main building, and requiring an additional nine parking spaces. The current five year plan (FY 1988 - 1992) projects a number of DM&S projects, none of which will impact on the concept of a free standing structure on this site location.

This option will cost $13,303,220.

BASE CONDITIONS AND ASSUMPTIONS: A. General:

1. Certain annual operating costs (per sq. ft.) are considered equal (in today's dollars) for either build or existing housing options:

| | |
|---|---|
| Taxes and Insurance | $1.78 |
| Major R & A | 1.43 |
| Tenant alterations | .73 |
| Utilities and janitorial service | 2.85 |

2. Program requirements reflect a need for 61,242 net square feet of space, or 68,897 gross square feet of space for both options.

3. Thirty year treasury rate is 7.3 percent for all options.

B. Relevant to remaining in existing federally owned space.

1. Occupancy will cover a period of 30 years.

2. A large portion of the Federal Office Bldg. (FOB) at 20 Washington Place is assigned to the VA. The FOB contains 111,172 net square feet of space, and GSA estimates the value of the building at $4,575,000, and the value of the site at $425,000. These assets are prorated to reflect DVB occupancy of 55 percent of the building.

3. Government management costs are estimated at $.51 per square feet per annum.

4. The VA determined that the minimum expenditure to bring FOB space up to minimum standards is $6,900,000.

C. Relevant to new construction at VAMC East Orange.

1. Average land value for sites at VAMC East Orange is estimated at $160,000 per acre. The proposed DVB construction sites are one and one half acres in size.

2. Completion of new construction is projected for 1992, allowing for 25 years of VA occupancy. (assumption)

3. Interim housing costs are calculated at $7.30 per square feet, or $447,000 per year until completion of construction.

4. There is backfill potential for the assigned space calculated at a rate of $15.00 per square feet x 61,242 square feet.

5. Estimated Construction Cost (ECC) in today's dollars is $7,655,000.

6. Government management costs are estimated at $.35 per square feet per annum.

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

## ECONOMIC ANALYSIS

Prospectus: NEW DVB AT NEWARK    No.:    03-27-198

Present Value Costs:

| Alternative | EXISTING HOUSING | BUILD |
|---|---|---|
| DATA: Term Used (Years) | 30 | 30 |
| Occupancy Year | 1987 | 1992 |
| Square Feet (Total) | 61,242 | 61,242 |
| Square Feet (Outleased) | 0 | 0 |
| 1. Net Net Rent | 0 | 0 |
| 2. Construction Cost | 0 | 6,230,838 |
| 3. Design Cost | 0 | 502,660 |
| 4. Mgmt & Inspection | 0 | 311,542 |
| 5. Land | 0 | 240,000 |
| 6. Less: Building Reversion | -788,200 | -2,643,261 |
| 7. Less: Land Reversion | -92,061 | -94,020 |
| 8. FMV - Building | 2,343,896 | 0 |
| 9. FMV - Land | 219,012 | 0 |
| 10. Interim Housing | 0 | 1,914,885 |
| 11. Repair & Maintenance | 1,614,187 | 1,230,439 |
| 12. Tenant Alterations | 4,876,488 | 1,325,114 |
| 13. Service & Utilities | 3,217,086 | 2,452,273 |
| 14. Property Taxes & Ins. | 2,009,268 | 1,531,595 |
| 15. Property Management | 575,689 | 301,156 |
| 16. Deprec. Expenditures | 0 | 0 |
| 17. Invest. Tax Credits | 0 | 0 |
| 18. Present Value Cost | 13,975,370 | 13,303,220 |
| 19. Backfill Housing Credit | 0 | 0 |
| 20. Adjusted Present Value Cost | 13,975,370 | 13,303,220 |

Factors Used (Today's Values):

| | | | |
|---|---|---|---|
| 21. | Net Rent per OSF (*): | $3.21 | $3.21 |
| 22. | Operating Cost per OSF: | $2.85 | $2.85 |
| 23. | Construction Costs per GSF: | $0.00 | $140.24 |
| 24. | Land Cost: | 235,000 | 240,000 |
| 25. | General Inflation Rate: | 4.00% | 4.00% |
| 26. | Construction Inflation Rate: | 0.00% | 4.00% |
| 27. | Real Estate Inflation Rate: | 4.00% | 4.00% |
| 28. | Discount Rate: | 7.30% | 7.30% |

Date Checks:

| | | |
|---|---|---|
| Today's Date: | 1987 | 1987 |
| Present Value Date: | 1987 | 1987 |
| Starting Date: | 1987 | 1987 |

(*) Net Rent includes Taxes & Insurance and Major R&A.

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE
STATUS QUO

02-24-1987

## ECONOMIC ANALYSIS SUMMARY

| PRESENT VALUES | 10 YRS | 20 YRS | 30 YRS |
|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 |
| 5. Cost of Building | 2,343,896 | 2,343,896 | 2,343,896 |
| 6. Cost of Land | 219,012 | 219,012 | 219,012 |
| 7. Outleasing Income | 0 | 0 | 0 |
| 8. Major R&A | 712,006 | 1,232,985 | 1,614,187 |
| 9. Ten. Alterations | 4,415,935 | 4,681,889 | 4,876,488 |
| 10. Services & Util. | 1,419,033 | 2,457,347 | 3,217,086 |
| 11. R.E. Taxes & Ins. | 886,273 | 1,534,764 | 2,009,268 |
| 12. GSA Management | 253,932 | 439,736 | 575,689 |
|  | ------ | ------ | ------ |
| 13. Total Annual Cost | 10,250,085 | 12,909,625 | 14,855,626 |
| 14. Building Reversion | -1,708,326 | -1,160,389 | -788,200 |
| 15. Land Reversion | -171,951 | -125,817 | -92,061 |
|  | ====== | ====== | ====== |
| 20. Present Value Cost | 8,369,808 | 11,623,419 | 13,975,365 |

Input Data File: EO.500

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE — 02-24-1987
STATUS QUO

DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 2012 | 2013 | 2014 | 2015 | 2016 |
|---|---|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 | 0 | 0 |
| 5. Cost of Building | 0 | 0 | 0 | 0 | 0 |
| 6. Cost of Land | 0 | 0 | 0 | 0 | 0 |
| 7. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 8. Major R&A | 233,463 | 242,802 | 252,514 | 262,614 | 273,119 |
| 9. Ten. Alterations | 119,181 | 123,948 | 128,906 | 134,062 | 139,424 |
| 10. Services & Util. | 465,294 | 483,906 | 503,262 | 523,392 | 544,328 |
| 11. R.E. Taxes & Ins. | 290,605 | 302,229 | 314,318 | 326,891 | 339,966 |
| 12. GSA Management | 83,263 | 86,594 | 90,057 | 93,660 | 97,406 |
| 13. Total Annual Cost | 1,191,805 | 1,239,478 | 1,289,057 | 1,340,619 | 1,394,244 |
| 14. Building Reversion | -5,746,663 | -5,932,240 | -6,123,810 | -6,321,566 | -6,525,709 |
| 15. Land Reversion | -651,530 | -677,591 | -704,695 | -732,882 | -762,198 |
| 16. Discount Factor | 0.160106 | 0.149213 | 0.139062 | 0.129601 | 0.120784 |
| 17. Disc. Annual Cost | 190,815 | 184,947 | 179,259 | 173,746 | 168,402 |
| 18. Disc. Bldg Revers. | -920,075 | -885,170 | -851,589 | -819,282 | -788,200 |
| 19. Disc. Land Revers. | -104,314 | -101,106 | -97,996 | -94,982 | -92,061 |
| 20. Present Value Cost | 13,124,883 | 13,347,943 | 13,563,893 | 13,772,960 | 13,975,365 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE
STATUS QUO

02-24-1987

## DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 2007 | 2008 | 2009 | 2010 | 2011 |
|---|---|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 | 0 | 0 |
| 5. Cost of Building | 0 | 0 | 0 | 0 | 0 |
| 6. Cost of Land | 0 | 0 | 0 | 0 | 0 |
| 7. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 8. Major R&A | 191,890 | 199,565 | 207,548 | 215,850 | 224,484 |
| 9. Ten. Alterations | 97,958 | 101,876 | 105,951 | 110,189 | 114,597 |
| 10. Services & Util. | 382,438 | 397.735 | 413,645 | 430,190 | 447,398 |
| 11. R.E. Taxes & Ins. | 238,856 | 248,410 | 258,346 | 268,680 | 279,428 |
| 12. GSA Management | 68,436 | 71,174 | 74,021 | 76,981 | 80,061 |
| 13. Total Annual Cost | 979,577 | 1,018,760 | 1,059,511 | 1,101,891 | 1,145,967 |
| 14. Building Reversion | -4,902,310 | -5,060,620 | -5,224,043 | -5,392,743 | -5,566,891 |
| 15. Land Reversion | -535,510 | -556,931 | -579,208 | -602,376 | -626,471 |
| 16. Discount Factor | 0.227723 | 0.212230 | 0.197791 | 0.184335 | 0.171794 |
| 17. Disc. Annual Cost | 223,072 | 216,211 | 209,562 | 203,117 | 196,870 |
| 18. Disc. Bldg Revers. | -1,116,367 | -1,074,015 | -1,033,269 | -994,069 | -956,357 |
| 19. Disc. Land Revers. | -121,948 | -118,197 | -114,562 | -111,039 | -107,624 |
| 20. Present Value Cost | 11,894,382 | 12,156,696 | 12,410,639 | 12,656,479 | 12,894,476 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE 02-24-1987
STATUS QUO

DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 2002 | 2003 | 2004 | 2005 | 2006 |
|---|---|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 | 0 | 0 |
| 5. Cost of Building | 0 | 0 | 0 | 0 | 0 |
| 6. Cost of Land | 0 | 0 | 0 | 0 | 0 |
| 7. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 8. Major R&A | 157,719 | 164,028 | 170,589 | 177,413 | 184,509 |
| 9. Ten. Alterations | 80,514 | 83,735 | 87,084 | 90,567 | 94,190 |
| 10. Services & Util. | 314,336 | 326,909 | 339,986 | 353,585 | 367,729 |
| 11. R.E. Taxes & Ins. | 196,322 | 204,175 | 212,342 | 220,836 | 229,669 |
| 12. GSA Management | 56,250 | 58,500 | 60,840 | 63,273 | 65,804 |
| 13. Total Annual Cost | 805,141 | 837,347 | 870,841 | 905,674 | 941,901 |
| 14. Building Reversion | -4,182,017 | -4,317,068 | -4,456,479 | -4,600,392 | -4,748,952 |
| 15. Land Reversion | -440,150 | -457,756 | -476,067 | -495,109 | -514,914 |
| 16. Discount Factor | 0.323895 | 0.301860 | 0.281323 | 0.262184 | 0.244346 |
| 17. Disc. Annual Cost | 260,781 | 252,761 | 244,988 | 237,453 | 230,150 |
| 18. Disc. Bldg Revers. | -1,354,536 | -1,303,148 | -1,253,710 | -1,206,147 | -1,160,389 |
| 19. Disc. Land Revers. | -142,563 | -138,178 | -133,928 | -129,810 | -125,817 |
| 20. Present Value Cost | 10,447,176 | 10,755,709 | 11,054,384 | 11,343,518 | 11,623,419 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE
STATUS QUO

02-24-1987

## DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 1997 | 1998 | 1999 | 2000 | 2001 |
|---|---|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 | 0 | 0 |
| 5. Cost of Building | 0 | 0 | 0 | 0 | 0 |
| 6. Cost of Land | 0 | 0 | 0 | 0 | 0 |
| 7. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 8. Major R&A | 129,634 | 134,819 | 140,212 | 145,821 | 151,653 |
| 9. Ten. Alterations | 66,177 | 68,824 | 71,577 | 74,440 | 77,417 |
| 10. Services & Util. | 258,361 | 268,696 | 279,444 | 290,621 | 302,246 |
| 11. R.E. Taxes & Ins. | 161,363 | 167,817 | 174,530 | 181,511 | 188,771 |
| 12. GSA Management | 46,233 | 48,082 | 50,006 | 52,006 | 54,086 |
| 13. Total Annual Cost | 661,768 | 688,238 | 715,768 | 744,398 | 774,174 |
| 14. Building Reversion | -3,567,557 | -3,682,764 | -3,801,691 | -3,924,459 | -4,051,192 |
| 15. Land Reversion | -361,772 | -376,242 | -391,292 | -406,944 | -423,222 |
| 16. Discount Factor | 0.460684 | 0.429342 | 0.400132 | 0.372910 | 0.347540 |
| 17. Disc. Annual Cost | 304,866 | 295,490 | 286,402 | 277,594 | 269,056 |
| 18. Disc. Bldg Revers. | -1,643,517 | -1,581,166 | -1,521,180 | -1,463,470 | -1,407,950 |
| 19. Disc. Land Revers. | -166,662 | -161,537 | -156,569 | -151,753 | -147,086 |
| 20. Present Value Cost | 8,744,772 | 9,107,739 | 9,459,094 | 9,799,213 | 10,128,457 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE 02-24-1987
STATUS QUO

DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 1992 | 1993 | 1994 | 1995 | 1996 |
|---|---|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 | 0 | 0 |
| 5. Cost of Building | 0 | 0 | 0 | 0 | 0 |
| 6. Cost of Land | 0 | 0 | 0 | 0 | 0 |
| 7. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 8. Major R&A | 106,550 | 110,812 | 115,244 | 119,854 | 124,648 |
| 9. Ten. Alterations | 54,392 | 56,568 | 58,831 | 61,184 | 63,632 |
| 10. Services & Util. | 212,354 | 220,848 | 229,682 | 238,870 | 248,424 |
| 11. R.E. Taxes & Ins. | 132,628 | 137,933 | 143,451 | 149,189 | 155,156 |
| 12. GSA Management | 38,000 | 39,520 | 41,101 | 42,745 | 44,455 |
| 13. Total Annual Cost | 543,925 | 565,682 | 588,309 | 611,841 | 636,315 |
| 14. Building Reversion | -3,043,378 | -3,141,658 | -3,243,112 | -3,347,842 | -3,455,953 |
| 15. Land Reversion | -297,350 | -309,244 | -321,614 | -334,478 | -347,857 |
| 16. Discount Factor | 0.655242 | 0.610664 | 0.569118 | 0.530399 | 0.494314 |
| 17. Disc. Annual Cost | 356,402 | 345,441 | 334,817 | 324,520 | 314,539 |
| 18. Disc. Bldg Revers. | -1,994,149 | -1,918,496 | -1,845,713 | -1,775,692 | -1,708,326 |
| 19. Disc. Land Revers. | -194,836 | -188,844 | -183,036 | -177,407 | -171,951 |
| 20. Present Value Cost | 6,741,783 | 7,168,869 | 7,582,277 | 7,982,448 | 8,369,808 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE
STATUS QUO

02-24-1987

DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 1987 | 1988 | 1989 | 1990 | 1991 |
|---|---|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 | 0 | 0 |
| 5. Cost of Building | 2,515,000 | 0 | 0 | 0 | 0 |
| 6. Cost of Land | 235,000 | 0 | 0 | 0 | 0 |
| 7. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 8. Major R&A | 87,576 | 91,079 | 94,722 | 98,511 | 102,452 |
| 9. Ten. Alterations | 4,393,000 | 46,495 | 48,355 | 50,289 | 52,300 |
| 10. Services & Util. | 174,540 | 181,521 | 188,782 | 196,333 | 204,187 |
| 11. R.E. Taxes & Ins. | 109,011 | 113,371 | 117,906 | 122,622 | 127,527 |
| 12. GSA Management | 31,233 | 32,483 | 33,782 | 35,133 | 36,539 |
| 13. Total Annual Cost | 7,545,360 | 464,949 | 483,547 | 502,889 | 523,005 |
| 14. Building Reversion | -2,596,217 | -2,680,057 | -2,766,604 | -2,855,946 | -2,948,173 |
| 15. Land Reversion | -244,400 | -254,176 | -264,343 | -274,917 | -285,913 |
| 16. Discount Factor | 0.931966 | 0.868562 | 0.809470 | 0.754399 | 0.703075 |
| 17. Disc. Annual Cost | 7,032,022 | 403,837 | 391,417 | 379,379 | 367,711 |
| 18. Disc. Bldg Revers. | -2,419,587 | -2,327,794 | -2,239,484 | -2,154,523 | -2,072,786 |
| 19. Disc. Land Revers. | -227,773 | -220,767 | -213,978 | -207,397 | -201,018 |
| 20. Present Value Cost | 4,384,662 | 4,887,298 | 5,373,815 | 5,844,735 | 6,300,562 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE 02-24-1987
STATUS QUO

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE
STATUS QUO

02-24-1987

Type of Analysis: Purchase
Occupiable SQF: 61,242
Gross SQF: 68,897

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $1.78 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.51 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.85 |
| | -------- |
| Total Annual Cost per OSF: | $7.30 |

```
Project: DVB AT EAST ORANGE                                      02-24-1987
STATUS QUO

                          THE AUTOMATED PROSPECTUS SYSTEM
                          -------------------------------
Index       Variable                                                   Value
-----       --------                                                   -----
 ( 1) Project Name [30 char. max]  DVB AT EAST ORANGE
 ( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]             4.00
 ( 3) Occupiable SQF                                               61,242.00
 ( 4) Gross SQF                                                    68,897.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                    87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                     87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                 87.00
 (35) Year of Purchase (YY) [90=1990, etc.]                            87.00
 (36) Year Project Opens (YY) [91=1991, etc.]                          87.00
 (37) No. of Years Occupied [<CR>=30]                                  30.00
 (38) Purchase Price in today's dollars ($)                     2,750,000.00
 (39) Estimated Value of Building in today's dollars ($)        2,515,000.00
 (40) Estimated Value of Land in today's dollars ($)              235,000.00
 (47) Taxes & Ins. per OSF in today's dollars ($)                       1.78
 (48) Major R&A per OSF in today's dollars ($)                          1.43
 (49) GSA's Mgmt Cost per OSF in today's dollars ($)                    0.51
 (50) Tenant Alterations per OSF in today's dollars ($)                 0.73
 (51) Operating Expenses per OSF in today's dollars ($)                 2.85
 (52) General Inflation Rate per year (%) [<CR>=4%]                     4.00
 (53) Initial Space Alteration in today's dollars ($)           4,393,000.00
 (58) Projection [1=Inflation; 2=Prev. OMB Formula]                     1.00
 (59) Real Estate Inflation Rate per year (%) [<CR>=4%]                 4.00
 (60) Real Estate Obsolescence Factor (%) [<CR>=20%]                   20.00
 (70) 30-Yr Treasury Rate (%) [<CR>=10%]                                7.30
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE
CONSTRUCT NEW DVB

02-24-1987

## ECONOMIC ANALYSIS SUMMARY

| PRESENT VALUES | 10 YRS | 20 YRS | 30 YRS |
|---|---|---|---|
| 1. Interim Housing | 1,914,885 | 1,914,885 | 1,914,885 |
| 2. Construction Cost | 6,230,838 | 6,230,838 | 6,230,838 |
| 3. Design Cost | 502,660 | 502,660 | 502,660 |
| 4. Mgmt & Inspection | 311,542 | 311,542 | 311,542 |
| 5. Land | 240,000 | 240,000 | 240,000 |
| 6. Outleasing Income | 0 | 0 | 0 |
| 7. Major R&A | 328,258 | 849,236 | 1,230,439 |
| 8. Ten. Alterations | 864,560 | 1,130,514 | 1,325,114 |
| 9. Services & Util. | 654,220 | 1,692,533 | 2,452,273 |
| 10. R.E. Taxes & Ins. | 408,600 | 1,057,091 | 1,531,595 |
| 11. GSA Management | 80,343 | 207,855 | 301,156 |
| 12. Total Annual Cost | 11,535,904 | 14,137,154 | 16,040,503 |
| 13. Building Reversion | -5,728,941 | -3,891,411 | -2,643,261 |
| 14. Land Reversion | -175,609 | -128,494 | -94,020 |
| 19. Present Value Cost | 5,631,354 | 10,117,249 | 13,303,222 |

Input Data File: EO.10

```
            GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                          OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE                                       02-24-1987
CONSTRUCT NEW DVB

                                       DETAILED CASH FLOW ANALYSIS
                                       ---------------------------

COST PROJECTIONS           2016
----------------          ------
 1. Interim Housing            0
 2. Construction Cost          0
 3. Design Cost                0
 4. Mgmt & Inspection          0
 5. Land                       0
 6. Outleasing Income          0
 7. Major R&A            273,119
 8. Ten. Alterations     139,424
 9. Services & Util.     544,328
10. R.E. Taxes & Ins.    339,966
11. GSA Management        66,847
                          ------
12. Total Annual Cost  1,363,685

13. Building Reversion%-21,884,226
14. Land Reversion      -778,415

15. Discount Factor     0.120784
16. Disc. Annual Cost    164,711
17. Disc. Bldg Revers.-2,643,261
18. Disc. Land Revers.   -94,020
                          ======
19. Present Value Cost13,303,222
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE
CONSTRUCT NEW DVB

02-24-1987

DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 2011 | 2012 | 2013 | 2014 | 2015 |
|---|---|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 | 0 | 0 |
| 5. Land | 0 | 0 | 0 | 0 | 0 |
| 6. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 7. Major R&A | 224,484 | 233,463 | 242,802 | 252,514 | 262,614 |
| 8. Ten. Alterations | 114,597 | 119,181 | 123,948 | 128,906 | 134,062 |
| 9. Services & Util. | 447,398 | 465,294 | 483,906 | 503,262 | 523,392 |
| 10. R.E. Taxes & Ins. | 279,428 | 290,605 | 302,229 | 314,318 | 326,891 |
| 11. GSA Management | 54,944 | 57,141 | 59,427 | 61,804 | 64,276 |
| 12. Total Annual Cost | 1,120,850 | 1,165,684 | 1,212,311 | 1,260,803 | 1,311,235 |
| 13. Building Reversion | %-18,668,794 | %-19,271,666 | %-19,894,006 | %-20,536,444 | %-21,199,626 |
| 14. Land Reversion | -639,800 | -665,392 | -692,008 | -719,688 | -748,476 |
| 15. Discount Factor | 0.171794 | 0.160106 | 0.149213 | 0.139062 | 0.129601 |
| 16. Disc. Annual Cost | 192,555 | 186,633 | 180,893 | 175,330 | 169,938 |
| 17. Disc. Bldg Revers. | -3,207,182 | -3,085,510 | -2,968,453 | -2,855,838 | -2,747,494 |
| 18. Disc. Land Revers. | -109,914 | -106,533 | -103,257 | -100,081 | -97,003 |
| 19. Present Value Cost | 11,845,902 | 12,157,588 | 12,458,814 | 12,749,935 | 13,031,295 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE
CONSTRUCT NEW DVB

02-24-1987

DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 2006 | 2007 | 2008 | 2009 | 2010 |
|---|---|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 | 0 | 0 |
| 5. Land | 0 | 0 | 0 | 0 | 0 |
| 6. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 7. Major R&A | 184,509 | 191,890 | 199,565 | 207,548 | 215,850 |
| 8. Ten. Alterations | 94,190 | 97,958 | 101,876 | 105,951 | 110,189 |
| 9. Services & Util. | 367,729 | 382,438 | 397,735 | 413,645 | 430,190 |
| 10. R.E. Taxes & Ins. | 229,669 | 238,856 | 248,410 | 258,346 | 268,680 |
| 11. GSA Management | 45,160 | 46,966 | 48,845 | 50,798 | 52,830 |
| **12. Total Annual Cost** | **921,257** | **958,107** | **996,431** | **1,036,289** | **1,077,740** |
| **13. Building Reversion** | **$-15,925,800** | **$-16,440,092** | **$-16,970,994** | **$-17,519,040** | **$-18,084,782** |
| **14. Land Reversion** | **-525,869** | **-546,904** | **-568,780** | **-591,531** | **-615,193** |
| **15. Discount Factor** | **0.244346** | **0.227723** | **0.212230** | **0.197791** | **0.184335** |
| **16. Disc. Annual Cost** | **225,106** | **218,183** | **211,472** | **204,969** | **198,665** |
| **17. Disc. Bldg Revers.** | **-3,891,411** | **-3,743,781** | **-3,601,751** | **-3,465,110** | **-3,333,653** |
| **18. Disc. Land Revers.** | **-128,494** | **-124,542** | **-120,712** | **-117,000** | **-113,401** |
| **19. Present Value Cost** | **10,117,249** | **10,487,014** | **10,844,346** | **11,189,668** | **11,523,389** |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE
CONSTRUCT NEW DVB

02-24-1987

## DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 2001 | 2002 | 2003 | 2004 | 2005 |
|---|---|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 | 0 | 0 |
| 5. Land | 0 | 0 | 0 | 0 | 0 |
| 6. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 7. Major R&A | 151,653 | 157,719 | 164,028 | 170,589 | 177,413 |
| 8. Ten. Alterations | 77,417 | 80,514 | 83,735 | 87,084 | 90,567 |
| 9. Services & Util. | 302,246 | 314,336 | 326,909 | 339,986 | 353,585 |
| 10. R.E. Taxes & Ins. | 188,771 | 196.322 | 204,175 | 212,342 | 220,836 |
| 11. GSA Management | 37,118 | 38,603 | 40,147 | 41,753 | 43,423 |
| 12. Total Annual Cost | 757,206 | 787,494 | 818,994 | 851,754 | 885,824 |
| 13. Building Reversion | %-13,585,834 | %-14,024,562 | %-14,477,457 | %-14,944,978 | %-15,427,597 |
| 14. Land Reversion | -432,226 | -449,515 | -467,496 | -486,196 | -505,643 |
| 15. Discount Factor | 0.347540 | 0.323895 | 0.301860 | 0.281323 | 0.262184 |
| 16. Disc. Annual Cost | 263,159 | 255,066 | 247,221 | 239,618 | 232,249 |
| 17. Disc. Bldg Revers. | -4,721,616 | -4,542,490 | -4,370,159 | -4,204,366 | -4,044,863 |
| 18. Disc. Land Revers. | -150,216 | -145,596 | -141,118 | -136,778 | -132,571 |
| 19. Present Value Cost | 8,066,062 | 8,504,874 | 8,928,904 | 9,338,655 | 9,734,614 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE
CONSTRUCT NEW DVB

02-24-1987

DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 1996 | 1997 | 1998 | 1999 | 2000 |
|---|---|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 | 0 | 0 |
| 5. Land | 0 | 0 | 0 | 0 | 0 |
| 6. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 7. Major R&A | 124,648 | 129,634 | 134,819 | 140,212 | 145,821 |
| 8. Ten. Alterations | 63,632 | 66,177 | 68,824 | 71,577 | 74,440 |
| 9. Services & Util. | 248,424 | 258,361 | 268,696 | 279,444 | 290,621 |
| 10. R.E. Taxes & Ins. | 155,156 | 161,363 | 167,817 | 174,530 | 181,511 |
| 11. GSA Management | 30,508 | 31,729 | 32,998 | 34,318 | 35,690 |
| 12. Total Annual Cost | 622,368 | 647,263 | 673,154 | 700,080 | 728,083 |
| 13. Building Reversion | %-11,589,678 | %-11,963,944 | %-12,350,296 | %-12,749,124 | %-13,160,831 |
| 14. Land Reversion | -355,259 | -369,469 | -384,248 | -399,617 | -415,602 |
| 15. Discount Factor | 0.494314 | 0.460684 | 0.429342 | 0.400132 | 0.372910 |
| 16. Disc. Annual Cost | 307,645 | 298,184 | 289,013 | 280,125 | 271,509 |
| 17. Disc. Bldg Revers. | -5,728,941 | -5,511,599 | -5,302,503 | -5,101,339 | -4,907,806 |
| 18. Disc. Land Revers. | -175,609 | -170,208 | -164,974 | -159,900 | -154,982 |
| 19. Present Value Cost | 5,631,354 | 6,152,281 | 6,655,625 | 7,141,988 | 7,611,947 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE
CONSTRUCT NEW DVB

02-24-1987

## DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 1991 | 1992 | 1993 | 1994 | 1995 |
|---|---|---|---|---|---|
| 1. Interim Housing | 511,228 | 0 | 0 | 0 | 0 |
| 2. Construction Cost | 5,166,500 | 0 | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 258,325 | 0 | 0 | 0 | 0 |
| 5. Land | 0 | 0 | 0 | 0 | 0 |
| 6. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 7. Major R&A | 0 | 106,550 | 110,812 | 115,244 | 119,854 |
| 8. Ten. Alterations | 0 | 1,118,104 | 56,568 | 58,831 | 61,184 |
| 9. Services & Util. | 0 | 212,354 | 220,848 | 229,682 | 238,870 |
| 10. R.E. Taxes & Ins. | 0 | 132,628 | 137,933 | 143,451 | 149,189 |
| 11. GSA Management | 0 | 26,079 | 27,122 | 28,207 | 29,335 |
| 12. Total Annual Cost | 5,936,053 | 1,595,715 | 553,283 | 575,415 | 598,431 |
| 13. Building Reversion | -9,886,816 | %-10,206,091 | %-10,535,676 | %-10,875,905 | %-11,227,121 |
| 14. Land Reversion | -291,997 | -303,677 | -315,824 | -328,457 | -341,595 |
| 15. Discount Factor | 0.703075 | 0.655242 | 0.610664 | 0.569118 | 0.530399 |
| 16. Disc. Annual Cost | 4,173,489 | 1,045,579 | 337,870 | 327,479 | 317,407 |
| 17. Disc. Bldg Revers. | -6,951,170 | -6,687,460 | -6,433,754 | -6,189,674 | -5,954,853 |
| 18. Disc. Land Revers. | -205,295 | -198,982 | -192,862 | -186,931 | -181,181 |
| 19. Present Value Cost | 2,043,459 | 3,359,062 | 3,956,757 | 4,534,248 | 5,092,225 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE
CONSTRUCT NEW DVB

02-24-1987

## DETAILED CASH FLOW ANALYSIS

| COST PROJECTIONS | 1986 | 1987 | 1988 | 1989 | 1990 |
|---|---|---|---|---|---|
| 1. Interim Housing | 0 | 437,000 | 454,480 | 472,659 | 491,566 |
| 2. Construction Cost | 0 | 0 | 0 | 0 | 3,444,333 |
| 3. Design Cost | 0 | 0 | 0 | 620,974 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 | 0 | 172,217 |
| 5. Land | 240,000 | 0 | 0 | 0 | 0 |
| 6. Outleasing Income | 0 | 0 | 0 | 0 | 0 |
| 7. Major R&A | 0 | 0 | 0 | 0 | 0 |
| 8. Ten. Alterations | 0 | 0 | 0 | 0 | 0 |
| 9. Services & Util. | 0 | 0 | 0 | 0 | 0 |
| 10. R.E. Taxes & Ins. | 0 | 0 | 0 | 0 | 0 |
| 11. GSA Management | 0 | 0 | 0 | 0 | 0 |
| 12. Total Annual Cost | 240,000 | 437,000 | 454,480 | 1,093,633 | 4,108,116 |
| 13. Building Reversion | 0 | 0 | 0 | 0 | 0 |
| 14. Land Reversion | 0 | 0 | 0 | 0 | 0 |
| 15. Discount Factor | 1.000000 | 0.931966 | 0.868562 | 0.809470 | 0.754399 |
| 16. Disc. Annual Cost | 240,000 | 407,269 | 394,744 | 885,263 | 3,099,159 |
| 17. Disc. Bldg Revers. | 0 | 0 | 0 | 0 | 0 |
| 18. Disc. Land Revers. | 0 | 0 | 0 | 0 | 0 |
| 19. Present Value Cost | 240,000 | 647,269 | 1,042,013 | 1,927,276 | 5,026,435 |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE
CONSTRUCT NEW DVB

02-24-1987

New Construction Costs:

| | Present Value | Future Value |
|---|---|---|
| Est. Construction Cost (ECC): | $6,230,838 | $8,610,833 |
| Est. Design & Review Cost (EDRC): | $502,660 | $620,974 |
| Est. Mgmt & Inspection Cost (EMIC): | $311,542 | $430,542 |
| Est. Building Cost: | $7,045,039 | $9,662,349 |
| Est. Cost of Land: | $240,000 | $240,000 |
| Est. Total Project Cost: | $7,285,039 | $9,902,349 |
| Est. Building Cost per OSF: | $115.04 | $157.77 |
| Est. Building Cost per GSF: | $102.25 | $140.24 |
| Est. Interim Housing Costs: | $1,914,885 | $2,366,933 |

**Construction-Period Interest:**

| | | |
|---|---|---|
| **Treasury Financed:** | -$23,302 | at 7.300% |
| **FFB Financed:** | -$13,003 | at 7.425% |
| **Private Sector:** | $224,467 | at 10.300% |

**Estimated Market Value at Occupancy:**

| | | |
|---|---|---|
| **Building:** | $9,662,349 | |
| **Land:** | $291,997 | |
| **Construction Interest:** | $224,467 | at 10.300% |
| **Estimated Market Value:** | $10,178,813 | |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT EAST ORANGE
CONSTRUCT NEW DVB

02-24-1987

Type of Analysis: Construction
Occupiable SQF: 61,242
Gross SQF: 68,897

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $1.78 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.85 |
| Total Annual Cost per OSF: | $7.14 |

```
Project: DVB AT EAST ORANGE                                          02-24-1987
CONSTRUCT NEW DVB

                          THE AUTOMATED PROSPECTUS SYSTEM
                          -------------------------------
Index         Variable                                                    Value
-----         --------                                                    -----
 ( 1) Project Name [30 char. max]  DVB AT EAST ORANGE
 ( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]                2.00
 ( 3) Occupiable SQF                                                  61,242.00
 ( 4) Gross SQF                                                       68,897.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                       87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                        87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                    87.00
 ( 8) Interim Housing Cost per year in today's dollars ($)           437,000.00
 (13) Year of Design Award (YY) [88=1988, etc.]                           89.00
 (14) Year Project Opens (YY) [91=1991, etc.]                             92.00
 (15) No. of Years Occupied [<CR>=30]                                     25.00
 (16) Est. Construction Cost (ECC) in today's dollars ($)          7,655,000.00
 (17) Est. Design & Review Cost (EDRC) ($ or % of ECC)                     7.50
 (18) Est. Mgmt & Inspection Cost (EMIC) ($ or % of ECC)                   5.00
 (19) No. of Years for Design and Construction [<CR>=4]                    3.00
 (20) Construction Inflation Rate per year (%) [<CR>=4%]                   4.00
 (21) Est. Cost or Value of Land in today's dollars ($)              240,000.00
 (47) Taxes & Ins. per OSF in today's dollars ($)                          1.78
 (48) Major R&A per OSF in today's dollars ($)                             1.43
 (49) GSA's Mgmt Cost per OSF in today's dollars ($)                       0.35
 (50) Tenant Alterations per OSF in today's dollars ($)                    0.73
 (51) Operating Expenses per OSF in today's dollars ($)                    2.85
 (52) General Inflation Rate per year (%) [<CR>=4%]                        4.00
 (53) Initial Space Alteration in today's dollars ($)                919,000.00
 (58) Projection [1=Inflation; 2=Prev. OMB Formula]                        1.00
 (59) Real Estate Inflation Rate per year (%) [<CR>=4%]                    4.00
 (60) Real Estate Obsolescence Factor (%) [<CR>=20%]                      20.00
 (70) 30-Yr Treasury Rate (%) [<CR>=10%]                                   7.30
```

# SUMMARY REPORT OF ECONOMIC COST ANALYSIS
# FOR
# WICHITA, KANSAS DVB COLLOCATION PROJECT

PURPOSE: To compare the life cycle costs to collocate DVB functions to new space at VAM&ROC Wichita when compared to remaining in commercially leased space.

METHODOLOGY: This ECA was prepared in compliance with OMB Circular A-104 using "The Automated Prospectus System."

PROGRAM REQUIREMENTS: 46,720 occupiable square feet of space, or 52,560 gross square feet of space.

OPTIONS: 1. Remain in commercially leased space.

This option will cost $7,942,662.

2. Collocate to VAM&ROC Wichita.

This option will cost $6,589,950.

BASE CONDITIONS AND ASSUMPTIONS:

1. Relevant to remaining in existing commercially leased space.

a. The Government leases 45,120 square feet of space in the Boulevard Office Park in Wichita. This lease expires on June 30, 1990. The annual rental rate is $9.76 per square foot, fully serviced.

b. Operating cost data per net square foot in today's dollars:

| | |
|---|---|
| Taxes and Insurance | $ .90 |
| Government Management Cost | $ .15 |
| Tenant Alterations | $ .00 |
| Utilities and Janitorial Services | $3.16 |
| Major R&A | $ .73 |

c. The VA occupancy will cover a period of 30 years.

2. Relevant to new construction at VAM&ROC Wichita.

a. The size of a new building is 52,560 gross square feet.

b. The site will consist of 2.04 acres of land. Land value is estimated at $67,039 per acre.

c. The year project opens is 1991. (assumption)

d. The interim housing costs associated with new construction consists of 4 years of lease payments calculated at $9.76 per square foot (fully serviced rent) per square foot. The amount of space leased is reduced to reflect a VA program requirement of 46,720 square feet.

e. Operating Cost data per net square foot in today's dollars:

| | |
|---|---|
| Taxes and Insurance | $ .90 |
| Government Management Cost | $ .15 |
| Major R&A | $ .73 |
| Tenant Alterations | $ .00 |
| Utilities and Janitorial Service | $3.16 |

f. The cost of building at the VAMC is $4,023,000 with an additional cost of 7.5% for design and review and 5% for management and inspections.

g. The VA will occupy the new building for a period of 26 years. (assumption)

3. A 30-year treasury rate of 7.3% was used.

## GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
## OFFICE OF FACILITIES PLANNING

### ECONOMIC ANALYSIS

Prospectus: WICHITA COLOCATION No.: 09-28-1986

**Present Value Costs:**

| Alternative | BUILD | LEASE |
|---|---|---|
| DATA: Term Used (Years) | 30 | 30 |
| Occupancy Year | 1991 | 1987 |
| Square Feet (Total) | 46,720 | 46,720 |
| Square Feet (Outleased) | 0 | 0 |
| 1. Net Net Rent | 0 | 3,679,930 |
| 2. Construction Cost | 2,995,611 | 0 |
| 3. Design Cost | 260,220 | 0 |
| 4. Mgmt & Inspection | 149,781 | 0 |
| 5. Land | 136,760 | 0 |
| 6. Less: Building Reversion | -1,223,387 | 0 |
| 7. Less: Land Reversion | -48,185 | 0 |
| 8. FMV - Building | 0 | 0 |
| 9. FMV - Land | 0 | 0 |
| 10. Interim Housing | 0 | 0 |
| 11. Repair & Maintenance | 1,419,994 | 600,250 |
| 12. Tenant Alterations | 0 | 0 |
| 13. Service & Utilities | 2,077,399 | 2,598,342 |
| 14. Property Taxes & Ins. | 591,664 | 740,034 |
| 15. Property Management | 230,092 | 123,339 |
| 16. Deprec. Expenditures | 0 | 200,768 |
| 17. Invest. Tax Credits | 0 | 0 |
| 18. Present Value Cost | 6,589,950 | 7,942,662 |
| 19. Backfill Credit | 0 | 0 |
| 20. Adjusted Present Value Cost | 6,589,950 | 7,942,662 |

**Factors Used (Today's Values):**

| | | |
|---|---|---|
| 21. Net Rent per OSF (*): | $3.06 | $6.45 |
| 22. Operating Cost per OSF: | $3.16 | $3.16 |
| 23. Construction Costs per GSF: | $86.11 | $0.00 |
| 24. Land Cost: | 136,760 | 0 |
| 25. General Inflation Rate: | 4.00% | 4.00% |
| 26. Construction Inflation Rate: | 4.00% | 0.00% |
| 27. Real Estate Inflation Rate: | 4.00% | 0.00% |
| 28. Discount Rate: | 7.68% | 7.68% |

**Date Checks:**

| | | |
|---|---|---|
| Today's Date: | 1987 | 1987 |
| Present Value Date: | 1987 | 1987 |
| Starting Date: | 1987 | 1987 |

(*) Net Rent includes Taxes & Insurance and Major R&A.

Project: WICHITA COLOCATION 09-28-1986
WICHITA.1

```
          GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                        OFFICE OF FACILITIES PLANNING

Project: WICHITA COLOCATION                                       09-28-1986
WICHITA BUILD

                    ECONOMIC ANALYSIS SUMMARY
                    -------------------------

PRESENT VALUES             10 YRS       20 YRS       30 YRS
--------------             ------       ------       ------
 1. Interim Housing             0            0            0
 2. Construction Cost   2,995,611    2,995,611    2,995,611
 3. Design Cost           260,220      260,220      260,220
 4. Mgmt & Inspection     149,781      149,781      149,781
 5. Land                  136,760      136,760      136,760
 6. Outleasing Income           0            0            0
 7. Major R&A             449,342    1,018,209    1,419,994
 8. Ten. Alterations            0            0            0
 9. Services & Util.      657,371    1,489,602    2,077,399
10. R.E. Taxes & Ins.     187,226      424,254      591,664
11. GSA Management         72,810      164,988      230,092
                           ------       ------       ------
12. Total Annual Cost   4,909,121    6,639,425    7,861,521
13. Building Reversion -2,845,803   -1,865,882   -1,223,387
14. Land Reversion        -96,592      -68,222      -48,185
                           ======       ======       ======
19. Present Value Cost  1,966,726    4,705,321    6,589,950

Input  Data File: WICHITA.1
Project: WICHITA COLOCATION                                       09-28-1986
WICH.LSE
```

```
Index          Variable      WICHITA BUILD                               Value
-----          --------                                                  -----
 ( 1) Project Name [30 char. max]  WICHITA COLOCATI..
 ( 2) Type of Analysis [1=Lease; 2=Build; 3=R&A; 4=Buy]                   2.00
 ( 3) Occupiable SQF                                                  46,720.00
 ( 4) Gross SQF                                                       52,560.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                      87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                       87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                   87.00
 (13) Year of Design Award (YY) [88=1988, etc.]                          88.00
 (14) Year Project Opens (YY) [91=1991, etc.]                            91.00
 (15) No. of Years Occupied [<CR>=30]                                    26.00
 (16) Est. Construction Cost (ECC) in today's dollars ($)          4,023,000.00
 (17) Est. Design & Review Cost (EDRC) ($ or % of ECC)                    7.50
 (18) Est. Mgmt & Inspection Cost (EMIC) ($ or % of ECC)                  5.00
 (19) No. of Years for Design and Construction [<CR>=4]                   4.00
 (21) Est. Cost or Value of Land in today's dollars ($)              136,760.00
 (41) Taxes & Ins. per OSF in today's dollars ($)                         0.90
 (42) Major R&A per OSF in today's dollars ($)                            2.16
 (43) GSA's Mgmt Cost per OSF in today's dollars ($)                      0.35
 (45) Operating Expenses per OSF in today's dollars ($)                   3.16
 (50) Projection [1=Inflation; 2=Adjusted Infl.]                          1.00
 (62) 30-Yr Treasury Rate (%) [<CR>=10%]                                  7.68
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: WICHITA COLOCATION 09-28-1986
WICHITA BUILD

New Construction Costs:

| | Present Value | Future Value |
|---|---|---|
| Est. Construction Cost (ECC): | $2,995,611 | $4,023,000 |
| Est. Design & Review Cost (EDRC): | $260,220 | $301,725 |
| Est. Mgmt & Inspection Cost (EMIC): | $149,781 | $201,150 |
| Est. Building Cost: | $3,405,612 | $4,525,875 |
| Est. Cost of Land: | $136,760 | $136,760 |
| Est. Total Project Cost: | $3,542,372 | $4,662,635 |
| Est. Building Cost per OSF: | $72.89 | $96.87 |
| Est. Building Cost per GSF: | $64.79 | $86.11 |
| Est. Interim Housing Costs: | $0 | $0 |

Construction-Period Interest:

| | | |
|---|---|---|
| Treasury Financed: | $199,295 | at 7.680% |
| FFB Financed: | $207,689 | at 7.805% |
| Private Sector: | $402,880 | at 10.680% |

Estimated Market Value at Occupancy:

| | | |
|---|---|---|
| Building: | $4,525,875 | |
| Land: | $159,990 | |
| Construction Interest: | $402,880 | at 10.680% |
| Estimated Market Value: | $5,088,745 | |

```
          GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                        OFFICE OF FACILITIES PLANNING

Project: WICHITA COLOCATION                                        09-28-1986
WICHITA  BUILD

Type of Analysis: Construction
Occupiable SQF:      46,720
Gross SQF:           52,560

Government-Owned Expenses (in today's dollars):
----------------------------------------------
Taxes & Ins. per OSF:                             $0.90
Major R&A per OSF:                                $2.16
GSA's Management Cost per OSF:                    $0.35
Tenant Alterations per OSF:                       $0.00
Operating Expenses per OSF:                       $3.16
                                               --------
Total Cost per OSF:                               $6.57
```

```
          GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                        OFFICE OF FACILITIES PLANNING

Project: WICHITA COLOCATION                                      09-28-1986
WICH.LSE

                     ECONOMIC ANALYSIS SUMMARY
                     -------------------------

PRESENT VALUES                 10 YRS        20 YRS        30 YRS
--------------                 ------        ------        ------
 1. Interim Housing                 0             0             0
 2. Net Net Rent            1,668,801     2,847,457     3,679,930
 3. Major R&A                 272,206       464,461       600,250
 4. Ten. Alterations                0             0             0
 5. Services & Util.        1,178,314     2,010,546     2,598,342
 6. R.E. Taxes & Ins.         335,596       572,624       740,034
 7. GSA Management             55,933        95,437       123,339
                               ------        ------        ------
 8. Gross Rent              3,510,849     5,990,525     7,741,894
 9. Scheduled Deprec.         647,336       945,667     1,083,675
10. Less: S.L. Deprec.        497,411       734,748       847,991
                               ------        ------        ------
11. Excess Deprec.            149,925       210,919       235,684
12. Tax Savings @ 46%         127,714       179,672       200,768
13. Plus: Tax Credits               0             0             0
                               ------        ------        ------
14. Total Tax Benefits        127,714       179,672       200,768
                               ======        ======        ======
18. Present Value Cost      3,638,563     6,170,197     7,942,662

Input  Data File: WICH.LSE
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                       ------------------------------
Index       Variable   WICHITA LEASE                                   Value
-----       --------                                                   -----
 ( 1) Project Name [30 char. max]  WICHITA COLOCATION
 ( 2) Type of Analysis [1=Lease; 2=Build; 3=R&A; 4=Buy]                 1.00
 ( 3) Occupiable SQF                                               46,720.00
 ( 4) Gross SQF                                                    52,560.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                    87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                     87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                 87.00
 ( 9) Year Lease Begins (YY) [90=1990, etc.]                           87.00
 (10) No. of Years Leased [<CR>=30]                                    30.00
 (11) Net Net Rent per OSF in today's dollars ($)                       4.82
 (41) Taxes & Ins. per OSF in today's dollars ($)                       0.90
 (42) Major R&A per OSF in today's dollars ($)                          0.73
 (43) GSA's Mgmt Cost per OSF in today's dollars ($)                    0.15
 (45) Operating Expenses per OSF in today's dollars ($)                 3.16
 (53) Ownership [1=Indiv.; 2=Prtnrshp; 3=Corp.]                         3.00
 (55) Remaining Real Property Basis ($)                         2,252,000.00
 (58) Furniture, Fixtures & Equipment Basis ($)                   201,150.00
 (62) 30-Yr Treasury Rate (%) [<CR>=10%]                                7.68
```

```
           GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                        OFFICE OF FACILITIES PLANNING

Project: WICHITA COLOCATION                                       09-28-1986
WICH.LSE

Type of Analysis: Lease
Occupiable SQF:        46,720
Gross SQF:             52,560

Government-Leased Expenses (in today's dollars):
-----------------------------------------------
Net Net Rent per OSF:                              $4.82
Taxes & Ins. per OSF:                              $0.90
Major R&A per OSF:                                 $0.73
                                                --------
Net Rent per OSF:                                  $6.45

Operating Expenses per OSF:                        $3.16
GSA's Management Cost per OSF:                     $0.15
Tenant Alterations per OSF:                        $0.00
                                                --------
Full Service Rent per OSF:                         $9.76

Inflation rate per year (%):                         4.000%
Average Lease Term in Years:                         5.00

Note: The Net Net Rent is assumed to compound at the annual inflation rate,
      but is adjusted only upon the anniversary of each lease period. All
      other expenses are compounded and adjusted every year.
```

# SUMMARY REPORT OF ECONOMIC COST ANALYSIS FOR CHICAGO, ILLINOIS DVB COLLOCATION PROJECT

PURPOSE: To compare the life cycle costs to collocate Chicago DVB functions to newly constructed or renovated space at VAMC Hines when compared to remaining in the Federal Office Building, 536 South Clark Street, Chicago, IL.

METHODOLOGY: This ECA was prepared in compliance with OMB Circular A-104 using "The Automated Prospectus System" (TAPS).

PROGRAM REQUIREMENT: 93,987 net usable square feet or 105,735 gross square feet.

OPTIONS:

1. Remain in the Federal Building.

   This option will cost $18,407,160.

2. Collocate to VAMC Hines, IL.

   a. Renovate existing Buildings Nos. 50, 51 and 53. These buildings will be vacant in 1989 when the new 180 bed psychiatric building is completed. The program requirement of 105,735 gross square feet can be accommodated in these buildings. This option includes 265 paved parking spaces. DVB construction could begin in 1990.

   This option will cost $24,985,790.

   b. Demolition of Buildings Nos. 50, 51 and 53. Construction of a new building on the site. New construction would provide a design that is more efficient architecturally and mechanically. Renovation of existing space is not always ideal because of inherent architectural constraints. This option includes 265 paved parking spaces.

   This option will cost $18,913,430.

BASE CONDITIONS
OR ASSUMPTIONS: A. General:

1. Certain annual operating costs per square foot in today's dollars are considered equal for Build, R&A, and Existing Housing options.

| | |
|---|---|
| Taxes and Insurance | $1.70 |
| Major R/A | 1.43 |
| Tenant Alterations | .73 |
| Utilities and Janitorial Service | 2.20 |

2. 30 year Treasury rate is 7.3% for all options.

B. Relevant to remaining in existing federally-owned space:

1. Program requirements reflect a need for 93,987 net square feet of space.

2. VA occupancy will cover a period of 30 years.

3. The Federal Office Building (F.O.B.) at 536 South Clark Street contains 429,836 net square feet of space. GSA, Region 5 estimates the total value of the F.O.B. at $14,000,000, and the value of the site at $3,000,000. These assets are prorated to reflect VA occupancy of approximately 22% of the building.

4. GSA intends to spend $26,000,000 in FY 88 and 89 to upgrade the F.O.B.

5. Govt management costs are estimated at $.51 per square feet per annun.

C. Relevant to new construction at VAMC Hines, IL:

1. The land is valued at $150,000 per acre or $900,000 for the six acre site.

2. Completion of construction is projected in 1993, allowing for 24 years of VA occupancy. (Assumption)

3. Interim housing costs associated with VA construction are calculated at a rate of $6.57 per square foot or $617,500. This is an annual cost until construction completion.

4. Initial space alterations associated with the backfill housing credit are a one-time cost to the Government of $15.00 per square foot x 93,987 square feet.

5. The Estimated Construction Cost (ECC) is projected at $11,488,000.

D. Relevant to Repair/Alteration (R/A) at VAMC Hines, IL:

1. The R/A alternative is not considered economically advantageous to the government. The R/A project to renovate Buildings Nos. 50, 51 and 53 results in excessive finished office space, approximately 42,000 square feet above program requirements. (Assumption)

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

ECONOMIC ANALYSIS

Prospectus: NEW DVB AT CHICAGO(HINES)      No.:      02-17-87

Present Value Costs:

| Alternative | EXISTING HOUSING | R&A | BUILD |
|---|---|---|---|
| DATA: Term Used (Years) | 30 | 30 | 30 |
| Occupancy Year | 1987 | 1993 | 1993 |
| Square Feet (Total) | 93,987 | 136,177 | 93,987 |
| Square Feet (Outleased) | 0 | 0 | 0 |
| 1. Net Net Rent | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 9,840,196 | 9,094,463 |
| 3. Design Cost | 0 | 816,206 | 754,351 |
| 4. Mgmt & Inspection | 0 | 738,015 | 656,723 |
| 5. Land | 0 | 0 | 900,000 |
| 6. Less: Building Reversion | -959,003 | -4,189,380 | -4.078,610 |
| 7. Less: Land Reversion | -256,2[illegible] | -352,575 | -352,575 |
| 8. FMV - Building | 2,851,818 | 1,532,000 | 0 |
| 9. FMV - Land | 609,506 | 900,000 | 0 |
| 10. Interim Housing | 0 | 3,120,402 | 3,120,402 |
| 11. Repair & Maintenance | 2,477,265 | 2,580,748 | 1,781,188 |
| 12. Tenant Alterations | 6,044,105 | 2,330,117 | 1,965,748 |
| 13. Service & Utilities | 3,811,176 | 3,970,381 | 2,740,289 |
| 14. Property Taxes & Ins. | 2,945,000 | 3,068,022 | 2,117,496 |
| 15. Property Management | 883,500 | 631,652 | 435,955 |
| 16. Deprec. Expenditures | 0 | 0 | 0 |
| 17. Invest. Tax Credits | 0 | 0 | 0 |
| 18. Total Present Value Cost | 18,407,160 | 24,985,790 | 18,913,430 |
| 19. PROPOSAL VALUE | 18,407,160 | 18,407,160 | 18,407,160 |
| 20. PRESENT VALUE COST ADVANTAGE | 0 | 6,578,630 | 506,270 |
| 21. EQUIV. ANNUAL COST ADVANTAGE | 0 | 546,214 | 42,035 |

Factors Used (Today's Values):

| | | | |
|---|---|---|---|
| 22. Net Rent per OSF (*): | $3.13 | $3.13 | $3.13 |
| 23. Operating Cost per OSF: | $2.20 | $2.20 | $2.20 |
| 24. Construction Costs per GSF: | $0.00 | $104.69 | $137.14 |
| 25. Land Cost: | 654,000 | 900,000 | 900,000 |
| 26. General Inflation Rate: | 4.00% | 4.00% | 4.00% |
| 27. Construction Inflation Rate: | 0.00% | 4.00% | 4.00% |
| 28. Real Estate Inflation Rate: | 4.00% | 4.00% | 4.00% |
| 29. Discount Rate: | 7.30% | 7.30% | 7.30% |

Date Checks:

| | | | |
|---|---|---|---|
| Today's Date: | 1987 | 1987 | 1987 |
| Present Value Date: | 1987 | 1987 | 1987 |
| Starting Date: | 1987 | 1987 | 1987 |

(*) Net Rent includes Taxes & Insurance and Major R&A.

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT HINE(BUY BLDG.) 02-17-1987
STATUS QUO

ECONOMIC ANALYSIS SUMMARY

| PRESENT VALUES | 10 YRS | 20 YRS | 30 YRS |
|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 |
| 5. Cost of Building | 2,852 | 2,852 | 2,852 |
| 6. Cost of Land | 610 | 610 | 610 |
| 7. Outleasing Income | 0 | 0 | 0 |
| 8. Major R&A | 1,093 | 1,892 | 2,477 |
| 9. Ten. Alterations | 5,337 | 5,745 | 6,044 |
| 10. Services & Util. | 1,681 | 2,911 | 3,811 |
| 11. R.E. Taxes & Ins. | 1,299 | 2,250 | 2,945 |
| 12. GSA Management | 390 | 675 | 883 |
| 13. Total Annual Cost | 13,261 | 16,935 | 19,622 |
| 14. Building Reversion | -2,079 | -1,412 | -959 |
| 15. Land Reversion | -479 | -350 | -256 |
| 20. Present Value Cost | 10,704 | 15,173 | 18,407 |

Input Data File: H.750

```
                GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                             OFFICE OF FACILITIES PLANNING

Project: DVB AT HINE(BUY BLDG.)                                       02-17-1987
STATUS QUO

Type of Analysis: Purchase
Occupiable SQF:      93,987
Gross SQF:          105,735

Government-Owned Expenses (in today's dollars):
----------------------------------------------
Taxes & Ins. per OSF:                              $1.70
Major R&A per OSF:                                 $1.43
GSA's Management Cost per OSF:                     $0.51
Tenant Alterations per OSF:                        $0.73
Operating Expenses per OSF:                        $2.20
                                                --------
Total Annual Cost per OSF:                         $6.57
```

```
Project: DVB AT HINE(BUY BLDG.)                                     02-17-1987
STATUS QUO

                        THE AUTOMATED PROSPECTUS SYSTEM
                        -------------------------------
I dex          Variable                                                  Value
- --           --------                                                  -----
 ( 1) Project Name [30 char. max]  DVB AT HINE(BUY BLDG.)
 ( 2) Type [1-Lease; 2-Build; 3-[illegible]&A; 4-Buy; 5-Lease/Option]        4.00
 ( 3) Occupiable SQF                                                  93,987.00
 ( 4) Gross SQF                                                      105,735.00
 ( 5) Year for Today's Dollars (YY) [87-1987, etc.]                       87.00
 ( 6) Year for Present Values (YY) [87-1987, etc.]                        87.00
 ( 7) Year Interim Housing Begins (YY) [88-1988, etc.]                    87.00
 (35) Year of Purchase (YY) [90-1990, etc.]                               87.00
 (36) Year Project Opens (YY) [91-1991, etc.]                             87.00
 (37) No. of Years Occupied [<CR>-30]                                     30.00
 (38) Purchase Price in today's dollars ($)                        3,714,000.00
 (39) Estimated Value of Building in today's dollars ($)           3,060,000.00
 (40) Estimated Value of Land in today's dollars ($)                 654,000.00
 (47) Taxes & Ins. per OSF in today's dollars ($)                          1.70
 (48) Major R&A per OSF in today's dollars ($)                             1.43
 (49) GSA's Mgmt Cost per OSF in today's dollars ($)                       0.51
 (50) Tenant Alterations per OSF in today's dollars ($)                    0.73
 (51) Operating Expenses per OSF in today's dollars ($)                    2.20
 (52) General Inflation Rate [illegible] year (%) [<CR>-4%]                     4.00
 (53) Initial Space Alterati[illegible] today's dollars ($)          5,197,000.00
 (58) Projection [1-Inflatio[illegible]2-Prev. OMB Formula]                      1.00
 (59) Real Estate Inflation Rate per year (%) [<CR>-4%]                    4.00
 (60) Real Estate Obsolescence Factor (%) [<CR>-20%]                      20.00
 (70) 30-Yr Treasury Rate (%) [<CR>-10%]                                   7.30
```

```
           GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                         OFFICE OF FACILITIES PLANNING

Project: RENOV. 5051 & 53 FOR DVB                                02-17-1987
RENOVATE 50,51 &53 FOR DVB USE

                        ECONOMIC ANALYSIS SUMMARY
                        -------------------------

PRESENT VALUES               10 YRS       20 YRS       30 YRS
--------------               ------       ------       ------
 1. Interim Housing           3,120        3,120        3,120
 2. Construction Cost         9,840        9,840        9,840
 3. Design Cost                 816          816          816
 4. Mgmt & Inspection           738          738          738
 5. FMV - Building            1,532        1,532        1,532
 6. FMV - Land                  900          900          900
 7. Outleasing Income             0            0            0
 8. Major R&A                   575        1,733        2,581
 9. Ten. Alterations          1,306        1,897        2,330
10. Services & Util.            884        2,666        3,970
11. R.E. Taxes & Ins.           683        2,060        3,068
12. GSA Management              141          424          632
                             ------       ------       ------
13. Total Annual Cost        20,535       25,728       29,528
14. Building Reversion       -9,080       -6,168       -4,189
15. Land Reversion             -659         -482         -353
                             ======       ======       ======
20. Present Value Cost       10,797       19,079       24,986

Input  Data File: H.300
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: RENOV. 5051 & 53 FOR DVB
RENOVATE 50,51 &53 FOR DVB USE

02-17-1987

R&A Construction Costs:

| | Present Value | Future Value |
|---|---|---|
| Est. Construction Cost (ERACC): | $9,840,196 | $13,982,058 |
| Est. Design & Review Cost (ERADRC): | $816,206 | $1,008,322 |
| Est. Mgmt & Inspection Cost (ERAMIC): | $738,015 | $1,048,654 |
| Est. R&A Cost: | $11,394,417 | $16,039,034 |
| Est. Value of Existing Building: | $1,532,000 | $1,532,000 |
| Est. Value of Land: | $900,000 | $900,000 |
| Est. Project Cost/Value: | $13,826,417 | $18,471,034 |
| Est. R&A Cost per OSF: | $83.67 | $117.78 |
| Est. R&A Cost per GSF: | $74.38 | $104.69 |
| Est. Interim Housing Cost: | $3,120,402 | $3,996,368 |

R&A Construction-Period Interest:

| | | |
|---|---|---|
| Treasury Financed: | $683,816 | at 7.300% |
| FFB Financed: | $713,601 | at 7.425% |
| Private Sector: | $1,406,230 | at 10.300% |

Estimated Market Value at Occupancy:

| | | |
|---|---|---|
| R&A: | $12,831,227 | |
| Existing Bldg: | $1,938,469 | |
| Land: | $1,138,787 | |
| Construction Interest: | $1,406,230 | at 10.300% |
| Estimated Market Value: | $17,314,712 | |

```
Project: RENOV. 5051 & 53 FOR DVB                                        02-17-1987
RENOVATE 50,51 &53 FOR DVB USE

                              THE AUTOMATED PROSPECTUS SYSTEM
                              -------------------------------
Index        Variable                                                         Value
  --         --------                                                         -----
 ( 1) Project Name [30 char. max]  RENOV. 5051 & 53 FOR DVB
 ( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]                   3.00
 ( 3) Occupiable SQF                                                    136,177.00
 ( 4) Gross SQF                                                         153,198.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                          87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                           87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                       87.00
 ( 8) Interim Housing Cost per year in today's dollars ($)              602,500.00
 (23) Year of Design Award (YY) [88=1988, etc.]                              89.00
 (24) Year Project Opens (YY) [91=1991, etc.]                                93.00
 (25) No. of Years Occupied [<CR>=30]                                        24.00
 (26) Est. R&A Constr. Cost (ERACC) in today's dollars ($)           12,430,000.00
 (27) Est. R&A Design & Rev. Cost (ERADRC) ($ or % of ERACC)                  7.50
 (28) Est. R&A Mgmt & Inspec Cost (ERAMIC) ($ or % of ERACC)                  7.50
 (29) No. of Years for R&A Design and Construction [<CR>=3]                   4.00
 (30) R&A Construction Inflation Rate per year (%) [<CR>=4%]                  4.00
 (31) Est. Value of Existing Building ($)                             1,532,000.00
 (32) Est. Value of Existing Land ($)                                   900,000.00
 (33) Portion of Total R&A Costs Capitalizable (%) [<CR>=80%]                80.00
 (34) Appraised Value after R&A ($)                                   9,944,000.00
 (47) Taxes & Ins. per OSF in today's dollars ($)                             1.70
 (48) Major R&A per OSF in today's dollars ($)                                1.43
 (49) GSA's Mgmt Cost per OSF in today's dollars ($)                          0.35
 (50) Tenant Alterations per OSF in today's dollars ($)                       0.73
 (51) Operating Expenses per OSF in today's dollars ($)                       2.20
 (52) General Inflation Rate per year (%) [<CR>=4%]                           4.00
 (53) Initial Space Alteration in today's dollars ($)                 1,410,000.00
 (58) Projection [1=Inflation; 2=Prev. OMB Formula]                           1.00
 (59) Real Estate Inflation Rate per year (%) [<CR>=4%]                       4.00
 (60) Real Estate Obsolescence Factor (%) [<CR>=20%]                         20.00
 (70) 30-Yr Treasury Rate (%) [<CR>=10%]                                      7.30
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: RENOV. 5051 & 53 FOR DVB
' 'OVATE 50,51 &53 FOR DVB USE

02-17-1987

Type of Analysis: Repair & Alteration
Occupiable SQF: 136,177
Gross SQF: 153,198

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $1.70 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.20 |
| Total Annual Cost per OSF: | $6.41 |

```
              GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                            OFFICE OF FACILITIES PLANNING

Project: DVB AT HINES(NEW)                                          02-17-1987
CONSTRUCT NEW DVB

                       ECONOMIC ANALYSIS SUMMARY
                       -------------------------

PRESENT VALUES                10 YRS      20 YRS      30 YRS
--------------                ------      ------      ------
 1. Interim Housing            3,120       3,120       3,120
 2. Construction Cost          9,094       9,094       9,094
 3. Design Cost                  754         754         754
 4. Mgmt & Inspection            455         455         455
 5. Land                         900         900         900
 6. Outleasing Income              0           0           0
 7. Major R&A                    397       1,196       1,781
 8. Ten. Alterations           1,239       1,647       1,946
 9. Services & Util.             610       1,840       2,740
10. R.E. Taxes & Ins.            472       1,422       2,117
11. GSA Management                97         293         436
                              ------      ------      ------
12. Total Annual Cost         17,138      20,722      23,345
13. Building Reversion        -8,840      -6,005      -4,079
14. Land Reversion              -659        -482        -353
                              ======      ======      ======
19. Present Value Cost         7,640      14,236      18,913

Input  Data File: H.10
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT HINES(NEW) 02-17-1987
CONSTRUCT NEW DVB

New Construction Costs:

| | Present Value | Future Value |
|---|---|---|
| Est. Construction Cost (ECC): | $9,094,463 | $12,922,436 |
| Est. Design & Review Cost (EDRC): | $754,351 | $931,907 |
| Est. Mgmt & Inspection Cost (EMIC): | $454,723 | $646,122 |
| Est. Building Cost: | $10,303,537 | $14,500,464 |
| Est. Cost of Land: | $900,000 | $900,000 |
| Est. Total Project Cost: | $11,203,537 | $15,400,464 |
| Est. Building Cost per OSF: | $109.63 | $154.28 |
| Est. Building Cost per GSF: | $97.45 | $137.14 |
| **Est. Interim Housing Costs:** | $3,120,402 | $3,996,368 |

**Construction-Period Interest:**

| | | |
|---|---|---|
| **Treasury Financed:** | $595,623 | at 7.300% |
| **FFB Financed:** | $622,511 | at 7.425% |
| **Private Sector:** | $1,247,762 | at 10.300% |

**Estimated Market Value at Occupancy:**

| | | |
|---|---|---|
| **Building:** | $14,500,464 | |
| **Land:** | $1,138,787 | |
| **Construction Interest:** | $1,247,762 | at 10.300% |
| **Estimated Market Value:** | $16,887,012 | |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT HINES(NEW) 02-17-1987
CONSTRUCT NEW DVB

Type of Analysis: Construction
Occupiable SQF: 93,987
Gross SQF: 105,735

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $1.70 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.20 |
| Total Annual Cost per OSF: | $6.41 |

```
Project: DVB AT HINES(NEW)                                            02-17-1987
-CONSTRUCT NEW DVB

                       THE AUTOMATED PROSPECTUS SYSTEM
                       -------------------------------
Index      Variable                                                       Value
 --        --------                                                       -----
( 1) Project Name [30 char. max]  DVB AT HINES(NEW)
( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]                 2.00
( 3) Occupiable SQF                                                   93,987.00
( 4) Gross SQF                                                       105,735.00
( 5) Year for Today's Dollars (YY) [87=1987, etc.]                        87.00
( 6) Year for Present Values (YY) [87=1987, etc.]                         87.00
( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                     87.00
( 8) Interim Housing Cost per year in today's dollars ($)            602,500.00
(13) Year of Design Award (YY) [88=1988, etc.]                            89.00
(14) Year Project Opens (YY) [91=1991, etc.]                              93.00
(15) No. of Years Occupied [<CR>=30]                                      24.00
(16) Est. Construction Cost (ECC) in today's dollars ($)           11,488,000.00
(17) Est. Design & Review Cost (EDRC) ($ or % of ECC)                      7.50
(18) Est. Mgmt & Inspection Cost (EMIC) ($ or % of ECC)                    5.00
(19) No. of Years for Design and Construction [<CR>=4]                     4.00
(20) Construction Inflation Rate per year (%) [<CR>=4%]                    4.00
(21) Est. Cost or Value of Land in today's dollars ($)               900,000.00
(47) Taxes & Ins. per OSF in today's dollars ($)                           1.70
(48) Major R&A per OSF in today's dollars ($)                              1.43
(49) GSA's Mgmt Cost per OSF in today's dollars ($)                        0.35
(50) Tenant Alterations per OSF in today's dollars ($)                     0.73
(51) Operating Expenses per OSF in today's dollars ($)                     2.20
(52) General Inflation Rate per year (%) [<CR>=4%]                         4.00
(53) Initial Space Alteration in today's dollars ($)               1,410,000.00
(58) Projection [1=Inflation; 2=Prev. OMB Formula]                         1.00
(59) Real Estate Inflation Rate per year (%) [<CR>=4%]                     4.00
(60) Real Estate Obsolescence Factor (%) [<CR>=20%]                       20.00
(70) 30-Yr Treasury Rate (%) [<CR>=10%]                                    7.30
```

## SUMMARY REPORT OF ECONOMIC COST ANALYSIS
## DES MOINES DVB COLLOCATION PROJECT

PURPOSE: To compare the life cycle costs to collocate Des Moines DVB functions to new space at VAMC Des Moines when compared to remaining in federally - owned space at 210 Walnut Street, Des Moines.

METHODOLOGY: This ECA was prepared in compliance with OMB Circular A-104 using "the Automated Prospectus System".

PROGRAM REQUIREMENTS: 30,798 net square feet of space, or 34,648 gross square feet of space.

OPTIONS: 1. Remain in the Federal Office Building

This option will cost $4,790,208

2. Collocation to VAMC Des Moines

a. There are two proposed sites for the Regional Office Building. Site A is located just to the northwest of Building 2 and Site B is located just to the southwest of Building 2. Since these sites are so apparently similar, there is negligible difference in the estimated cost to build on either site. No parking will be provided in this project as the VAMC has considerable excess parking over the 87 spaces that were projected for the Regional Office Building. The construction of the proposed building in either location will cause minimal impact on the medical center.

This option will cost $5,543,786

Base Conditions and Assumptions:

a. General

1. Annual operating costs per square foot are considered equal in today's dollars for either build existing housing option:

| | |
|---|---|
| Taxes and Insurance | $1.60 |
| Major R & A | 1.43 |
| Govt. Management Cost | .35 |
| Tenant Alterations | .73 |
| Utilities and Janitorial Service | $2.66 |

2. Program requirements reflect a need for 30,798 net square feet of space or 34,648 gross square feet of space for both options.

3. 30 year Treasury Rate is 7.3% for both options.

b. Relevant to remaining in existing federally owned space.

1. Occupancy will cover a period of 30 years.

2. The Federal Office Building at 210 Walnut contains 248,000 net square feet of space, and GSA estimates the total value of the building at $10,125,000 and the value of the site at $2,875,000. These assets are prorated to reflect VA occupancy of 12.4% of the building.

c. Relevant to new construction at VAMC Des Moines.

1. Land values at VAMC Des Moines are estimated at $87,000 per acre. The site size for this project is approximately 0.75 acres.

2. Completion of new construction is 1991, allowing for 26 years of occupancy. (assumption)

3. Interim housing costs are calculated at an annual rate of $6.77 per square foot or $209,000. This is an annual cost until completion of construction.

4. There is no backfill potential for space vacated by DVB. (assumption).

5. Estimated Construction Cost (ECC) in today's dollars is $2,916,000. Design and review cost is additional 7.5% of ECC, and management and inspection cost is 5.0% of ECC.

GENERAL SERVICES ADMINISTRATION/PUBLIC BUIL [illegible]
OFFICE OF FACILITIES PLANNING

ECONOMIC ANALYSIS

Prospectus: NEW DVB AT DES MOINES No.: 01-21-1987

Present Value Costs:

-------------------

| Alternative | EXISTING HOUSING | BUILD |
|---|---|---|
| DATA: Term Used (Years) | 30 | 30 |
| Occupancy Year | 1987 | 1992 |
| Square Feet (Total) | 30,798 | 30,798 |
| Square Feet (Outleased) | 0 | 0 |
| 1. Net Net Rent | 0 | 0 |
| 2. Construction Cost | 0 | 2,373,497 |
| 3. Design Cost | 0 | 191,477 |
| 4. Mgmt & Inspection | 0 | 118,675 |
| 5. Land | 0 | 65,250 |
| 6. Less: Building Reversion | -393,316 | -1,006,891 |
| 7. Less: Land Reversion | -139,071 | -25,562 |
| 8. FMV - Building | 1,169,618 | 0 |
| 9. FMV - Land | 330,848 | 0 |
| 10. Interim Housing | 0 | 915,814 |
| 11. Repair & Maintenance | 811,759 | 618,776 |
| 12. Tenant Alterations | 393,442 | 297,955 |
| 13. Service & Utilities | 1,509,985 | 1,151,009 |
| 14. Property Taxes & Ins. | 908,262 | 692,336 |
| 15. Property Management | 198,682 | 151,449 |
| 16. Deprec. Expenditures | 0 | 0 |
| 17. Invest. Tax Credits | 0 | 0 |
| 18. Total Present Value Cost | 4,790,208 | 5,543,786 |
| 19. PROPOSAL VALUE | 4,790,208 | 4,790,208 |
| 20. PRESENT VALUE COST ADVANTAGE | 0 | 753,578 |
| 21. EQUIV. ANNUAL COST ADVANTAGE | 0 | 62,568 |

Factors Used (Today's Values):

----------------------------

| | | |
|---|---|---|
| 22. Net Rent per OSF (*): | $3.03 | $3.03 |
| 23. Operating Cost per OSF: | $2.66 | $2.66 |
| 24. Construction Costs per GSF: | $0.00 | $106.23 |
| 25. Land Cost: | 355,000 | 65,250 |
| 26. General Inflation Rate: | 4.00% | 4.00% |
| 27. Construction Inflation Rate: | 0.00% | 4.00% |
| 28. Real Estate Inflation Rate: | 4.00% | 4.00% |
| 29. Discount Rate: | 7.30% | 7.30% |

Date Checks:

-----------

| | | |
|---|---|---|
| Today's Date: | 1987 | 1987 |
| Present Value Date: | 1987 | 1987 |
| Starting Date: | 1987 | 1987 |

(*) Net Rent includes Taxes & Insurance and Major R&A.

```
          GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                      OFFICE OF FACILITIES PLANNING

Project: DVB AT DES MOINES                                        01-21-1987
STATUS QUO

                    ECONOMIC ANALYSIS SUMMARY
                    -------------------------

PRESENT VALUES                10 YRS       20 YRS       30 YRS
--------------                ------       ------       ------
 1. Interim Housing                0            0            0
 2. Construction Cost              0            0            0
 3. Design Cost                    0            0            0
 4. Mgmt & Inspection              0            0            0
 5. Cost of Building           1,170        1,170        1,170
 6. Cost of Land                 331          331          331
 7. Outleasing Income              0            0            0
 8. Major R&A                    358          620          812
 9. Ten. Alterations             162          296          393
10. Services & Util.             666        1,153        1,510
11. R.E. Taxes & Ins.            401          694          908
12. GSA Management                88          152          199
                              ------       ------       ------
13. Total Annual Cost          3,175        4,415        5,323
14. Building Reversion          -852         -579         -393
15. Land Reversion              -260         -190         -139
                              ======       ======       ======
20. Present Value Cost         2,062        3,646        4,790

Input  Data File: DES.100
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GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT DES MOINES
STATUS QUO

01-21-1987

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT DES MOINES 01-21-1987
STATUS QUO

Type of Analysis: Purchase
Occupiable SQF: 30,798
Gross SQF: 34,648

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $1.60 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.66 |
| Total Annual Cost per OSF: | $6.77 |

```
Project: DVB AT DES MOINES                                         01-21-1987
STATUS QUO

                       THE AUTOMATED PROSPECTUS SYSTEM
                       -------------------------------
Index        Variable                                                  Value
-----        --------                                                  -----
 ( 1) Project Name [30 char. max]  DVB AT DES MOINES
 ( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]             4.00
 ( 3) Occupiable SQF                                               30,798.00
 ( 4) Gross SQF                                                    34,648.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                    87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                     87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                 87.00
 (35) Year of Purchase (YY) [90=1990, etc.]                            87.00
 (36) Year Project Opens (YY) [91=1991, etc.]                          87.00
 (37) No. of Years Occupied [<CR>=30]                                  30.00
 (38) Purchase Price in today's dollars ($)                     1,610,000.00
 (39) Estimated Value of Building in today's dollars ($)        1,255,000.00
 (40) Estimated Value of Land in today's dollars ($)              355,000.00
 (47) Taxes & Ins. per OSF in today's dollars ($)                       1.60
 (48) Major R&A per OSF in today's dollars ($)                          1.43
 (49) GSA's Mgmt Cost per OSF in today's dollars ($)                    0.35
 (50) Tenant Alterations per OSF in today's dollars ($)                 0.73
 (51) Operating Expenses per OSF in today's dollars ($)                 2.66
 (52) General Inflation Rate per year (%) [<CR>=4%]                     4.00
 (58) Projection [1=Inflation; 2=Prev. OMB Formula]                     1.00
 (59) Real Estate Inflation Rate per year (%) [<CR>=4%]                 4.00
 (60) Real Estate Obsolescence Factor (%) [<CR>=20%]                   20.00
 (70) 30-Yr Treasury Rate (%) [<CR>=10%]                                7.30
```

```
            GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                          OFFICE OF FACILITIES PLANNING

Project: DVB AT DES MOINES                                        01-21-1987
CONSTR. NEW DVB

                         ECONOMIC ANALYSIS SUMMARY
                         -------------------------

PRESENT VALUES              10 YRS      20 YRS      30 YRS
--------------              ------      ------      ------
 1. Interim Housing            916         916         916
 2. Construction Cost        2,373       2,373       2,373
 3. Design Cost                191         191         191
 4. Mgmt & Inspection          119         119         119
 5. Land                        65          65          65
 6. Outleasing Income            0           0           0
 7. Major R&A                  165         427         619
 8. Ten. Alterations            66         200         298
 9. Services & Util.           307         794       1,151
10. R.E. Taxes & Ins.          185         478         692
11. GSA Management              40         105         151
                            ------      ------      ------
12. Total Annual Cost        4,428       5,669       6,576
13. Building Reversion      -2,182      -1,482      -1,007
14. Land Reversion             -48         -35         -26
                            ======      ======      ======
19. Present Value Cost       2,198       4,151       5,544

Input  Data File: DES.10
```

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 GSA    GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                     OFFICE OF FACILITIES PLANNING

Project: DVB AT DES MOINES                                          01-21-1987
CONSTR. NEW DVB

New Construction Costs:
----------------------
                                               Present       Future
                                                Value         Value
                                                -----         -----
Est. Construction Cost (ECC):               $2,373,497    $3,280,103
Est. Design & Review Cost (EDRC):             $191,477      $236,546
Est. Mgmt & Inspection Cost (EMIC):           $118,675      $164,005
                                           -----------   -----------
Est. Building Cost:                         $2,683,649    $3,680,654
Est. Cost of Land:                             $65,250       $65,250
                                           -----------   -----------
Est. Total Project Cost:                    $2,748,899    $3,745,904

Est. Building Cost per OSF:                     $87.14       $119.51
Est. Building Cost per GSF:                     $77.45       $106.23

Est. Interim Housing Costs:                   $915,814    $1,132,011

Construction-Period Interest:
----------------------------
Treasury Financed:                             -$8,876    at  7.300%
FFB Financed:                                  -$4,953    at  7.425%
Private Sector:                                $85,506    at 10.300%

Estimated Market Value at Occupancy:
-----------------------------------
Building:                                   $3,680,654
Land:                                          $79,387
Construction Interest:                         $85,506    at 10.300%
                                           -----------
Estimated Market Value:                     $3,845,546
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT DES MOINES
CONSTR. NEW DVB

01-21-1987

Type of Analysis: Construction
Occupiable SQF: 30,798
Gross SQF: 34,648

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $1.60 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.66 |
| Total Annual Cost per OSF: | $6.77 |

```
Project: DVB AT DES MOINES                                             01-21-1987
CONSTR. NEW DVB

                     THE AUTOMATED PROSPECTUS SYSTEM
                     -------------------------------
Index      Variable                                                         Value
-----      --------                                                         -----
 ( 1) Project Name [30 char. max]  DVB AT DES MOINES
 ( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]                  2.00
 ( 3) Occupiable SQF                                                    30,798.00
 ( 4) Gross SQF                                                         34,648.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                         87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                          87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                      87.00
 ( 8) Interim Housing Cost per year in today's dollars ($)             209,000.00
 (13) Year of Design Award (YY) [88=1988, etc.]                             89.00
 (14) Year Project Opens (YY) [91=1991, etc.]                               92.00
 (15) No. of Years Occupied [<CR>=30]                                       25.00
 (16) Est. Construction Cost (ECC) in today's dollars ($)            2,916,000.00
 (17) Est. Design & Review Cost (EDRC) ($ or % of ECC)                       7.50
 (18) Est. Mgmt & Inspection Cost (EMIC) ($ or % of ECC)                     5.00
 (19) No. of Years for Design and Construction [<CR>=4]                      3.00
 (20) Construction Inflation Rate per year (%) [<CR>=4%]                     4.00
 (21) Est. Cost or Value of Land in today's dollars ($)                 65,250.00
 (47) Taxes & Ins. per OSF in today's dollars ($)                            1.60
 (48) Major R&A per OSF in today's dollars ($)                               1.43
 (49) GSA's Mgmt Cost per OSF in today's dollars ($)                         0.35
 (50) Tenant Alterations per OSF in today's dollars ($)                      0.73
 (51) Operating Expenses per OSF in today's dollars ($)                      2.66
 (52) General Inflation Rate per year (%) [<CR>=4%]                          4.00
 (58) Projection [1=Inflation; 2=Prev. OMB Formula]                          1.00
 (59) Real Estate Inflation Rate per year (%) [<CR>=4%]                      4.00
 (60) Real Estate Obsolescence Factor (%) [<CR>=20%]                        20.00
 (70) 30-Yr Treasury Rate (%) [<CR>=10%]                                     7.30
```

# SUMMARY REPORT OF ECONOMIC COST ANALYSIS
# FOR
# DETROIT DVB COLLOCATION PROJECT

| | |
|---|---|
| PURPOSE: | To compare the life cycle costs to collocate Detroit DVB functions to newly constructed space near the Detroit Medical Corporation complex or to renovated or build new space at VAMC Allen Park when compared to remaining in the McNamara Federal Office Building (F.O.B.), Detroit, MI. |
| METHODOLOGY: | This ECA was prepared in compliance with OMB Circular A-104 using "The Automated Prospectus System" (TAPS). |
| PROGRAM REQUIREMENTS: | 81,774 net usable square feet of space, or 91,996 gross square feet of space. |

OPTIONS:

1. Remain in the Federal Building.

   This option will cost $13,676,660.

2. Collocation to downtown Detroit, MI.

   a. New DVB Building on Adjacent Property. This option allows the Regional Office and DM&S to occupy adjacent space in an area where the majority of the veteran population is located without affecting the proposed DM&S Replacement Medical Center project. DVB would get 231 parking spaces. Approximately two years would be required for land acquisition for the DVB building. Funding for land acquisition, for design and construction can occur without impact to DM&S projects.

   This option will cost $16,377,590.

b. New DVB Under/Over Garage at Detroit. If the DVB space is tied to the parking decks of Project No. 553-080 Replacement/Modernization, the earliest construction can begin on Project No. 553-080 is January, 1989. This is based on FY 1989 construction funding. The DVB space would have to be designed concurrently. Realistically, construction funding on 553-080 will probably not be available until January 1990, based on FY 1990 construction funding. DVB must be able to match this design and funding schedule if their space is to be located under the garage, and if the garages are fast tracked as currently anticipated. If the parking decks are to be delayed, it would still require DVB FY 1990 funding if the RO space remains beneath the structure. If located on top of the structure DVB construction could be delayed to FY 1994 or future year. DVB would get 231 parking spaces.

This option will cost $17,518,040.

3. Collocation to VAMC Allen Park, MI

a. Renovate Existing Building at Allen Park. This option could not be implemented until after the downtown portion of DM&S Project No. 553-080 is completed and the Medical Center has moved to the downtown site. This would probably need FY 1993 DVB funding for design and construction.

Project No. 553-080 is currently scheduled for FY 1989, probably FY 1990 construction funding. Renovation for DVB will coincide with the renovation of nursing home care beds at Allen Park and will have to be coordinated. The nursing home care unit renovation will include a small outpatient clinic which could also support DVB's needs. DVB would get 231 parking spaces.

This option will cost $16,017,520.

b. New DVB at Allen Park. This option provides for total new construction at Allen Park. This would not conflict with any DM&S project. DVB would get 231 paved parking spaces.

This option will cost $15,925,950.

BASE CONDITIONS OR ASSUMPTIONS:

A. General: Operating cost data per square foot in today's dollars is considered equal for all options.

| | |
|---|---|
| Taxes and Insurance | $2.15 |
| Gov't Management | .35 |
| Major R/A | 1.43 |
| Tenant Alterations | .73 |
| Utilities and Janitorial Service | 2.20 |

B. Relevant to remaining in existing federally-owned space.

1. The VA will occupy 81,774 net square feet of space in the F.O.B.

2. The occupancy will cover a period of 30 years.

3. The McNamara Federal Office Building contains 731,707 net square feet of space and GSA estimates the total value of the building at $42,000,000 and the site at $9,000,000. These assets are prorated to reflect VA occupancy of 11% of the building.

C. Relevant to purchase of land near Detroit Medical Corporation complex:

1. DM&S intends to purchase a site containing 18.7 acres of land in downtown Detroit. The cost to DM&S to purchase this land through the City of Detroit is $8,000,000, calculated as follows:

| | | |
|---|---|---|
| a. | Acquisition | - $2,500,000 |
| b. | Relocation | - 2,000,000 |
| c. | Demolition | - 500,000 |
| d. | Utilities to site | - 1,500,000 |
| e. | Street Improvements | - 1,100,000 |
| f. | Contingencies | - 400,000 |

This results in a cost of approximately $425,000 per acre although the land value is estimated at $65,000 per acre.

The DVB portion of the land cost is estimated at $76,000.

2. Land is also available adjacent to the DM&S 18.7 acre site and is valued at $65,000 per acre, or $195,000 for 3 acres.

3. The size of new building is 91,996 gross square feet.

4. The occupancy in either build alterative in downtown Detroit will cover a period of 23 years. (Assumption)

5. Interim housing costs associated with new construction entails 7 years of government ownership costs. These costs are calculated at $6.86 per square foot or $561,000 per year until completion of construction.

6. Initial space alterations associate with the backfill housing credit are a one time cost to the government calculated at $15.00 per square foot x 40,000 square feet or $600,000.

7. Operating cost data per net square foot in today's dollars.

| | |
|---|---|
| Taxes and Insurance | $2.15 |
| Government Management | .35 |
| Major R/A | 1.43 |
| Tenant Alterations | .73 |
| Utilities and Janitorial Service | 2.20 |

8. The estimated cost of construction (ECC) at the 18.7 acre DM&S site is $12,404,000 in today's dollars.

9. The estimated cost of construction (ECC) on the site adjacent to the 18.7 acre DM&S site is $10,823.000.

D. Relevant to Repair/Alteration project at VAMC Allen Park, MI.

1. Land values of VAMC Allen Park are estimated at $110,000 per acre. The DVB site will contain 3 acres of land. Building size is 91,996 gross square feet of space.

2. Completion of R/A is estimated in 1996 allowing for 21 years of occupancy. (Assumption)

3. Interim housing costs are calculated at a rate of $6.86 per square foot or $561,000 per year until completion of construction.

4. Initial space alterations associated with backfill housing credit is calculated at a cost to the government of $600,000.

5. Estimated R/A Construction Cost (ERACC) in today's dollars is $8,441,000.

E. Relevant to new construction at VAMC Allen Park, MI:

1. Land values at VAMC Allen Park are estimated at $110,000 per acre. The DVB site will contain 3 acres of land. Building size is 91,996 square feet of space.

2. Completion of construction project is scheduled for 1994 allowing for 23 years of occupancy. (Assumption)

3. Interim housing costs are calculated for a period at a rate of $6.86 per square foot or $561,000 per year until completion of construction.

4. Initial space alterations associate with the backfill housing credt is calculated at a cost of the government of $600,000.

5. Estimated Construction Cost (ECC) in today's dollar is $9,735,000.

```
          GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                    OFFICE OF FACILITIES PLANNING

                            ECONOMIC ANALYSIS

Prospectus: NEW DVB AT DETRIOT              No.:                  01-21-1987

Present Value Costs:
--------------------
Alternative                        EXISTING HOUSING      BUILD        BUILD
DATA: Term Used (Years)                          30         30           30
      Occupancy Year                           1987       1993         1994
      Square Feet (Total)                    81,774     81,774       81,774
      Square Feet (Outleased)                     0          0            0
 1. Net Net Rent                                  0          0            0
 2. Construction Cost                             0  9,819,613    8,304,508
 3. Design Cost                                   0    814,499      688,827
 4. Mgmt & Inspection                             0    490,981      415,225
 5. Land                                          0     69,201      172,095
 6. Less: Building Reversion             -1,447,906 -4,403,820   -3,871,202
 7. Less: Land Reversion                   -387,832    -29,773      -76,391
 8. FMV - Building                        4,305,685          0            0
 9. FMV - Land                              922,647          0            0
10. Interim Housing                               0  2,905,469    3,338,945
11. Repair & Maintenance                  2,155,360  1,549,734    1,459,379
12. Tenant Alterations                    1,044,655  1,208,608    1,149,643
13. Service & Utilities                   3,315,938  2,384,206    2,245,198
14. Property Taxes & Ins.                 3,240,576  2,330,019    2,194,170
15. Property Management                     527,536    379,306      357,191
16. Deprec. Expenditures                          0          0            0
17. Invest. Tax Credits                           0          0            0
18. Total Present Value Cost             13,676,660 17,518,040   16,377,590
19.   PROPOSAL VALUE                     13,676,660 13,676,660   13,676,660
20. PRESENT VALUE COST ADVANTAGE                  0  3,841,380    2,700,930
21. EQUIV. ANNUAL COST ADVANTAGE                  0    318,944      224,254

Factors Used (Today's Values):
-----------------------------
22.    Net Rent per OSF (*):                  $3.58      $3.58        $3.58
23.    Operating Cost per OSF:                $2.20      $2.20        $2.20
24.    Construction Costs per GSF:            $0.00    $170.19      $154.44
25.    Land Cost:                           990,000     76,000      195,000
26.    General Inflation Rate:                4.00%      4.00%        4.00%
27.    Construction Inflation Rate:           0.00%      4.00%        4.00%
28.    Real Estate Inflation Rate:            4.00%      4.00%        4.00%
29.    Discount Rate:                         7.30%      7.30%        7.30%

Date Checks:
------------
       Today's Date:                           1987       1987         1987
       Present Value Date:                     1987       1987         1987
       Starting Date:                          1987       1987         1987

(*) Net Rent includes Taxes & Insurance and Major R&A.
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

ECONOMIC ANALYSIS

Prospectus: NEW DVB AT DETRIOT No.: 01-21-1987

Present Value Costs:
-------------------

| Alternative | BUILD | R&A |
|---|---|---|
| DATA: Term Used (Years) | 30 | 30 |
| Occupancy Year | 1994 | 1996 |
| Square Feet (Total) | 81,774 | 81,774 |
| Square Feet (Outleased) | 0 | 0 |
| 1. Net Net Rent | 0 | 0 |
| 2. Construction Cost | 7,469,684 | 6,084,535 |
| 3. Design Cost | 619,581 | 504,689 |
| 4. Mgmt & Inspection | 373,484 | 456,340 |
| 5. Land | 330,000 | 0 |
| 6. Less: Building Reversion | -3,482,042 | -2,868,790 |
| 7. Less: Land Reversion | -129,277 | -129,277 |
| 8. FMV - Building | 0 | 919,960 |
| 9. FMV - Land | 0 | 330,000 |
| 10. Interim Housing | 3,338,945 | 4,166,312 |
| 11. Repair & Maintenance | 1,459,379 | 1,286,919 |
| 12. Tenant Alterations | 1,149,643 | 1,037,097 |
| 13. Service & Utilities | 2,245,198 | 1,979,875 |
| 14. Property Taxes & Ins. | 2,194,170 | 1,934,878 |
| 15. Property Management | 357,191 | 314,980 |
| 16. Deprec. Expenditures | 0 | 0 |
| 17. Invest. Tax Credits | 0 | 0 |
| 18. Total Present Value Cost | 15,925,950 | 16,017,520 |
| 19. PROPOSAL VALUE | 15,925,950 | 15,925,950 |
| 20. PRESENT VALUE COST ADVANTAGE | 0 | 91,570 |
| 21. EQUIV. ANNUAL COST ADVANTAGE | 0 | 7,603 |

Factors Used (Today's Values):
------------------------------

| | | |
|---|---|---|
| 22. Net Rent per OSF (*): | $3.58 | $3.58 |
| 23. Operating Cost per OSF: | $2.20 | $2.20 |
| 24. Construction Costs per GSF: | $138.91 | $133.18 |
| 25. Land Cost: | 330,000 | 330,000 |
| 26. General Inflation Rate: | 4.00% | 4.00% |
| 27. Construction Inflation Rate: | 4.00% | 4.00% |
| 28. Real Estate Inflation Rate: | 4.00% | 4.00% |
| 29. Discount Rate: | 7.30% | 7.30% |

Date Checks:
-----------

| | | |
|---|---|---|
| Today's Date: | 1987 | 1987 |
| Present Value Date: | 1987 | 1987 |
| Starting Date: | 1987 | 1987 |

(*) Net Rent includes Taxes & Insurance and Major R&A.

```
          GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDIN   SE
                         OFFICE OF FACILITIES PLANNING

Project: BUY BLDG. FOR DVB AT DETROIT                                      01-21-1987
STATUS QUO

                   ECONOMIC ANALYSIS SUMMARY
                   -------------------------

PRESENT VALUES                 10 YRS        20 YRS        30 YRS
--------------                 ------        ------        ------
 1. Interim Housing                 0             0             0
 2. Construction Cost               0             0             0
 3. Design Cost                     0             0             0
 4. Mgmt & Inspection               0             0             0
 5. Cost of Building            4,306         4,306         4,306
 6. Cost of Land                  923           923           923
 7. Outleasing Income               0             0             0
 8. Major R&A                     951         1,646         2,155
 9. Ten. Alterations              430           785         1,045
10. Services & Util.            1,463         2,533         3,316
11. R.E. Taxes & Ins.           1,429         2,475         3,241
12. GSA Management                233           403           528
                               ------        ------        ------
13. Total Annual Cost           9,733        13,071        15,512
14. Building Reversion         -3,138        -2,132        -1,448
15. Land Reversion               -724          -530          -388
                               ======        ======        ======
20. Present Value Cost          5,871        10,409        13,677

Input  Data File: D.700
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GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: BUY BLDG. FOR DVB AT DETROIT
STATUS QUO

01-21-1987

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: BUY BLDG. FOR DVB AT DETROIT 01-21-1987
STATUS QUO

Type of Analysis: Purchase
Occupiable SQF: 81,774
Gross SQF: 91,996

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $2.15 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.20 |
| Total Annual Cost per OSF: | $6.86 |

```
Project: BUY BLDG. FOR DVB AT DETROIT
STATUS QUO                                                       01-21-1987

                      THE AUTOMATED PROSPECTUS SYSTEM
                      -------------------------------
Index        Variable                                                  Value
-----        --------                                                  -----
( 1) Project Name [30 char. max]  BUY BLDG. FOR DVB AT DETROIT
( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]              4.00
( 3) Occupiable SQF                                                81,774.00
( 4) Gross SQF                                                     91,996.00
( 5) Year for Today's Dollars (YY) [87=1987, etc.]                     87.00
( 6) Year for Present Values (YY) [87=1987, etc.]                      87.00
( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                  87.00
(35) Year of Purchase (YY) [90=1990, etc.]                             87.00
(36) Year Project Opens (YY) [91=1991, etc.]                           87.00
(37) No. of Years Occupied [<CR>=30]                                   30.00
(38) Purchase Price in today's dollars ($)                      5,610,000.00
(39) Estimated Value of Building in today's dollars ($)         4,620,000.00
(40) Estimated Value of Land in today's dollars ($)               990,000.00
(47) Taxes & Ins. per OSF in today's dollars ($)                        2.15
(48) Major R&A per OSF in today's dollars ($)                           1.43
(49) GSA's Mgmt Cost per OSF in today's dollars ($)                     0.35
(50) Tenant Alterations per OSF in today's dollars ($)                  0.73
(51) Operating Expenses per OSF in today's dollars ($)                  2.20
(52) General Inflation Rate per year (%) [<CR>=4%]                      4.00
(58) Projection [1=Inflation; 2=Prev. OMB Formula]                      1.00
(59) Real Estate Inflation Rate per year (%) [<CR>=4%]                  4.00
(60) Real Estate Obsolescence Factor (%) [<CR>=20%]                    20.00
(70) 30-Yr Treasury Rate (%) [<CR>=10%]                                 7.30
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT DETROIT(NEW M.C.) 01-21-1987
CONSTR. NEW DVB AT PARKING GARAGE-DOWNTOWN

## ECONOMIC ANALYSIS SUMMARY

| PRESENT VALUES | 10 YRS | 20 YRS | 30 YRS |
|---|---|---|---|
| 1. Interim Housing | 2,905 | 2,905 | 2,905 |
| 2. Construction Cost | 9,820 | 9,820 | 9,820 |
| 3. Design Cost | 814 | 814 | 814 |
| 4. Mgmt & Inspection | 491 | 491 | 491 |
| 5. Land | 69 | 69 | 69 |
| 6. Outleasing Income | 0 | 0 | 0 |
| 7. Major R&A | 345 | 1,041 | 1,550 |
| 8. Ten. Alterations | 594 | 949 | 1,209 |
| 9. Services & Util. | 531 | 1,601 | 2,384 |
| 10. R.E. Taxes & Ins. | 519 | 1,565 | 2,330 |
| 11. GSA Management | 84 | 255 | 379 |
| 12. Total Annual Cost | 16,173 | 19,510 | 21,952 |
| 13. Building Reversion | -9,545 | -6,483 | -4,404 |
| 14. Land Reversion | -56 | -41 | -30 |
| 19. Present Value Cost | 6,572 | 12,986 | 17,518 |

Input Data File: D.10

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT DETROIT(NEW M.C.)
CONSTR. NEW DVB AT PARKING GARAGE-DOWNTOWN

01-21-1987

New Construction Costs:

| | Present Value | Future Value |
|---|---|---|
| Est. Construction Cost (ECC): | $9,819,613 | $13,952,811 |
| Est. Design & Review Cost (EDRC): | $814,499 | $1,006,212 |
| Est. Mgmt & Inspection Cost (EMIC): | $490,981 | $697,641 |
| Est. Building Cost: | $11,125,093 | $15,656,664 |
| Est. Cost of Land: | $69,201 | $85,490 |
| Est. Total Project Cost: | $11,194,294 | $15,732,664 |
| Est. Building Cost per OSF: | $136.05 | $191.46 |
| Est. Building Cost per GSF: | $120.93 | $170.19 |
| Est. Interim Housing Costs: | $2,905,469 | $3,721,099 |

Construction-Period Interest:

| | | |
|---|---|---|
| Treasury Financed: | $643,115 | at 7.300% |
| FFB Financed: | $672,147 | at 7.425% |
| Private Sector: | $1,347,252 | at 10.300% |

Estimated Market Value at Occupancy:

| | | |
|---|---|---|
| Building: | $15,656,664 | |
| Land: | $96,164 | |
| Construction Interest: | $1,347,252 | at 10.300% |
| Estimated Market Value: | $17,100,080 | |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT DETROIT(NEW M.C.) 01-21-1987
CONSTR. NEW DVB AT PARKING GARAGE-DOWNTOWN

Type of Analysis: Construction
Occupiable SQF: 81,774
Gross SQF: 91,996

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $2.15 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.20 |
| Total Annual Cost per OSF: | $6.86 |

```
Project: DVB AT DETROIT(NEW M.C.)
CONSTR. NEW DVB AT [illegible] GARAGE-DOWNTOWN                          01-21-1987

                          THE AUTOMATED PROSPECTUS SYSTEM
                          -------------------------------
Index        Variable
-----        --------                                                        Value
 ( 1) Project Name [30 char. max]  DVB AT DETROIT(NEW M.C.)                  -----
 ( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]
 ( 3) Occupiable SQF                                                          2.00
 ( 4) Gross SQF                                                          81,774.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                      91,996.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                           87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                       87.00
 ( 8) Interim Housing Cost per year in today's dollars ($)                   87.00
 (13) Year of Design Award (YY) [68=1988, etc.]                         561,000.00
 (14) Year Project Opens (YY) [91=1991, etc.]                                89.00
 (15) No. of Years Occupied [<CR>=30]                                        93.00
 (16) Est. Construction Cost (ECC) in today's dollars ($)                    24.00
 (17) Est. Design & Review Cost (EDRC) ($ or % of ECC)                12,404,000.00
 (18) Est. Mgmt & Inspection Cost (EMIC) ($ or % of ECC)                      7.50
 (19) No. of Years for Design and Construction [<CR>=4]                       5.00
 (20) Construction Inflation Rate per year (%) [<CR>=4%]                      4.00
 (21) Est. Cost or Value of Land in today's dollars ($)                       4.00
 (22) Land Status [0=Owned; 1=Will Buy; 2=Munic. Grant]                  76,000.00
 (47) Taxes & Ins. per OSF in today's dollars ($)                             1.00
 (48) Major R&A per OSF in today's dollars ($)                                2.15
 (49) GSA's Mgmt Cost per OSF in today's dollars ($)                          1.43
 (50) Tenant Alterations per OSF in today's dollars ($)                       0.35
 (51) Operating Expenses per OSF in today's dollars ($)                       0.73
 (52) General Inflation Rate per year (%) [<CR>=4%]                           2.20
 (53) Initial Space Alteration in today's dollars ($)                         4.00
 (58) Projection [1=Inflation; 2=Prev. OMB Formula]                     600,000.00
 (59) Real Estate Inflation Rate per year (%) [<CR>=4%]                       1.00
 (60) Real Estate Obsolescence Factor (%) [<CR>=20%]                          4.00
 (70) 30-Yr Treasury Rate (%) [<CR>=10%]                                     20.00
                                                                              7.30
```

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            GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                          OFFICE OF FACILITIES PLANNING

Project: DVB AT DETROIT(ADJACENT)                                      01-21-1987
CONSTR. NEW DVB ON ADJACENT PROPERTY

                     ECONOMIC ANALYSIS SUMMARY
                     -------------------------

PRESENT VALUES                 10 YRS       20 YRS       30 YRS
--------------                 ------       ------       ------
 1. Interim Housing             3,339        3,339        3,339
 2. Construction Cost           8,305        8,305        8,305
 3. Design Cost                   689          689          689
 4. Mgmt & Inspection             415          415          415
 5. Land                          172          172          172
 6. Outleasing Income               0            0            0
 7. Major R&A                     255          950        1,459
 8. Ten. Alterations              535          890        1,150
 9. Services & Util.              392        1,462        2,245
10. R.E. Taxes & Ins.             383        1,429        2,194
11. GSA Management                 62          233          357
                               ------       ------       ------
12. Total Annual Cost          14,546       17,883       20,325
13. Building Reversion         -8,390       -5,699       -3,871
14. Land Reversion               -143         -104          -76
                               ======       ======       ======
19. Present Value Cost          6,013       12,080       16,378

Input  Data File: D.100
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                GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                              OFFICE OF FACILITIES PLANNING

Project: DVB AT DETROIT(ADJACENT)                                          01-21-1987
CONSTR. NEW DVB ON ADJACENT PROPERTY

New Construction Costs:
----------------------
                                             Present        Future
                                              Value          Value
                                              -----          -----
Est. Construction Cost (ECC):              $8,304,508    $12,661,378
Est. Design & Review Cost (EDRC):            $688,827       $913,080
Est. Mgmt & Inspection Cost (EMIC):          $415,225       $633,069
                                          -----------    -----------
Est. Building Cost:                        $9,408,560    $14,207,527
Est. Cost of Land:                           $172,095       $228,122
                                          -----------    -----------
Est. Total Project Cost:                   $9,580,655    $14,402,527

Est. Building Cost per OSF:                   $115.06        $173.74
Est. Building Cost per GSF:                   $102.27        $154.44

Est. Interim Housing Costs:                $3,338,945     $4,430,943

Construction-Period Interest:
----------------------------
Treasury Financed:                           $583,591     at  7.300%
FFB Financed:                                $609,935     at  7.425%
Private Sector:                            $1,222,555     at 10.300%

Estimated Market Value at Occupancy:
------------------------------------
Building:                                 $14,207,527
Land:                                        $256,607
Construction Interest:                     $1,222,555     at 10.300%
                                          -----------
Estimated Market Value:                   $15,686,689
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT DETROIT(ADJACENT)
CONSTR. NEW DVB ON ADJACENT PROPERTY

01-21-1987

Type of Analysis: Construction
Occupiable SQF: 81,774
Gross SQF: 91,996

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $2.15 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.20 |
| Total Annual Cost per OSF: | $6.86 |

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Project: DVB AT DETROIT(ADJACENT)
CONSTR. NEW DVB ON ADJACENT PROPERTY                                   01-21-1987

                          THE AUTOMATED PROSPECTUS SYSTEM
                          -------------------------------
Index        Variable                                                       Value
-----        --------                                                       -----
( 1) Project Name [30 char. max]  DVB AT DETROIT(ADJACENT)
( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]                   2.00
( 3) Occupiable SQF                                                     81,774.00
( 4) Gross SQF                                                          91,996.00
( 5) Year for Today's Dollars (YY) [87=1987, etc.]                          87.00
( 6) Year for Present Values (YY) [87=1987, etc.]                           87.00
( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                       87.00
( 8) Interim Housing Cost per year in today's dollars ($)              561,000.00
(13) Year of Design Award (YY) [88=1988, etc.]                              90.00
(14) Year Project Opens (YY) [91=1991, etc.]                                94.00
(15) No. of Years Occupied [<CR>=30]                                        23.00
(16) Est. Construction Cost (ECC) in today's dollars ($)            10,823,000.00
(17) Est. Design & Review Cost (EDRC) ($ or % of ECC)                        7.50
(18) Est. Mgmt & Inspection Cost (EMIC) ($ or % of ECC)                      5.00
(19) No. of Years for Design and Construction [<CR>=4]                       4.00
(20) Construction Inflation Rate per year (%) [<CR>=4%]                      4.00
(21) Est. Cost or Value of Land in today's dollars ($)                 195,000.00
(22) Land Status [0=Owned; 1=Will Buy; 2=Munic. Grant]                       1.00
(47) Taxes & Ins. per OSF in today's dollars ($)                             2.15
(48) Major R&A per OSF in today's dollars ($)                                1.43
(49) GSA's Mgmt Cost per OSF in today's dollars ($)                          0.35
(50) Tenant Alterations per OSF in today's dollars ($)                       0.73
(51) Operating Expenses per OSF in today's dollars ($)                       2.20
(52) General Inflation Rate per year (%) [<CR>=4%]                           4.00
(53) Initial Space Alteration in today's dollars ($)                   600,000.00
(58) Projection [1=Inflation; 2=Prev. OMB Formula]                           1.00
(59) Real Estate Inflation Rate per year (%) [<CR>=4%]                       4.00
(60) Real Estate Obsolescence Factor (%) [<CR>=20%]                         20.00
(70) 30-Yr Treasury Rate (%) [<CR>=10%]                                      7.30
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          GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS [illegible]
                         OFFICE OF FACILITIES PLANNING

Project: DVB AT ALLEN PARK(NEW)                                      01-21-1987
CONSTR. NEW DVB AT ALLEN OPARK

                    ECONOMIC ANALYSIS SUMMARY
                    -------------------------

PRESENT VALUES              10 YRS      20 YRS      30 YRS
--------------              ------      ------      ------
 1. Interim Housing          3,339       3,339       3,339
 2. Construction Cost        7,470       7,470       7,470
 3. Design Cost                620         620         620
 4. Mgmt & Inspection          373         373         373
 5. Land                       330         330         330
 6. Outleasing Income            0           0           0
 7. Major R&A                  255         950       1,459
 8. Ten. Alterations           535         890       1,150
 9. Services & Util.           392       1,462       2,245
10. R.E. Taxes & Ins.          383       1,429       2,194
11. GSA Management              62         233         357
                            ------      ------      ------
12. Total Annual Cost       13,758      17,095      19,537
13. Building Reversion      -7,547      -5,126      -3,482
14. Land Reversion            -241        -177        -129
                            ======      ======      ======
19. Present Value Cost       5,970      11,793      15,926

Input  Data File: D.300
```

```
        GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                      OFFICE OF FACILITIES PLANNING

Project: DVB AT ALLEN PARK(NEW)                                    01-21-1987
CONSTR. NEW DVB AT ALLEN OPARK

New Construction Costs:
---------------------
                                          Present       Future
                                           Value         Value
                                           -----         -----
Est. Construction Cost (ECC):           $7,469,684   $11,388,572
Est. Design & Review Cost (EDRC):         $619,581      $821,291
Est. Mgmt & Inspection Cost (EMIC):       $373,484      $569,429
                                       -----------   -----------
Est. Building Cost:                     $8,462,749   $12,779,292
Est. Cost of Land:                        $330,000      $330,000
                                       -----------   -----------
Est. Total Project Cost:                $8,792,749   $13,109,292

Est. Building Cost per OSF:                $103.49       $156.28
Est. Building Cost per GSF:                 $91.99       $138.91

Est. Interim Housing Costs:             $3,338,945    $4,430,943

Construction-Period Interest:
---------------------------
Treasury Financed:                        $524,924    at  7.300%
FFB Financed:                             $548,621    at  7.425%
Private Sector:                         $1,099,655    at 10.300%

Estimated Market Value at Occupancy:
-----------------------------------
Building:                              $12,779,292
Land:                                     $434,257
Construction Interest:                  $1,099,655    at 10.300%
                                       -----------
Estimated Market Value:                $14,313,204
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT ALLEN PARK(NEW) 01-21-1987
CONSTR. NEW DVB AT ALLEN OPARK

Type of Analysis: Construction
Occupiable SQF: 81,774
Gross SQF: 91,996

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $2.15 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.20 |
| Total Annual Cost per OSF: | $6.86 |

```
Project: DVB AT ALLEN PARK(NEW)                                           01-21-1987
CONSTR. NEW DVB AT ALLEN OPARK

                         THE AUTOMATED PROSPECTUS SYSTEM
                         -------------------------------
Index        Variable                                                          Value
-----        --------                                                          -----
 ( 1) Project Name [30 char. max]  DVB AT ALLEN PARK(NEW)
 ( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]                     2.00
 ( 3) Occupiable SQF                                                       81,774.00
 ( 4) Gross SQF                                                            91,996.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                            87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                             87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                         87.00
 ( 8) Interim Housing Cost per year in today's dollars ($)                561,000.00
 (13) Year of Design Award (YY) [88=1988, etc.]                                90.00
 (14) Year Project Opens (YY) [91=1991, etc.]                                  94.00
 (15) No. of Years Occupied [<CR>=30]                                          23.00
 (16) Est. Construction Cost (ECC) in today's dollars ($)               9,735,000.00
 (17) Est. Design & Review Cost (EDRC) ($ or % of ECC)                          7.50
 (18) Est. Mgmt & Inspection Cost (EMIC) ($ or % of ECC)                        5.00
 (19) No. of Years for Design and Construction [<CR>=4]                         4.00
 (20) Construction Inflation Rate per year (%) [<CR>=4%]                        4.00
 (21) Est. Cost or Value of Land in today's dollars ($)                   330,000.00
 (47) Taxes & Ins. per OSF in today's dollars ($)                               2.15
 (48) Major R&A per OSF in today's dollars ($)                                  1.43
 (49) GSA's Mgmt Cost per OSF in today's dollars ($)                            0.35
 (50) Tenant Alterations per OSF in today's dollars ($)                         0.73
 (51) Operating Expenses per OSF in today's dollars ($)                         2.20
 (52) General Inflation Rate per year (%) [<CR>=4%]                             4.00
 (53) Initial Space Alteration in today's dollars ($)                     600,000.00
 (58) Projection [1=Inflation; 2=Prev. OMB Formula]                             1.00
 (59) Real Estate Inflation Rate per year (%) [<CR>=4%]                         4.00
 (60) Real Estate Obsolescence Factor (%) [<CR>=20%]                           20.00
 (70) 30-Yr Treasury Rate (%) [<CR>=10%]                                        7.30
```

```
        GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                       OFFICE OF FACILITIES PLANNING

Project: DVB AT ALLEN PARK(RENOV.)                             01-21-1987
RENOV. EX. BLDG. AT ALLEN PARK

                    ECONOMIC ANALYSIS SUMMARY
                    -------------------------
                    -
PRESENT VALUES               10 YRS       20 YRS       30 YRS
--------------               ------       ------       ------
 1. Interim Housing           4,166        4,166        4,166
 2. Construction Cost         6,085        6,085        6,085
 3. Design Cost                 505          505          505
 4. Mgmt & Inspection           456          456          456
 5. FMV - Building              920          920          920
 6. FMV - Land                  330          330          330
 7. Outleasing Income             0            0            0
 8. Major R&A                    82          778        1,287
 9. Ten. Alterations            422          777        1,037
10. Services & Util.            127        1,197        1,980
11. R.E. Taxes & Ins.           124        1,170        1,935
12. GSA Management               20          190          315
                             ------       ------       ------
13. Total Annual Cost        13,237       16,574       19,016
14. Building Reversion       -6,218       -4,223       -2,869
15. Land Reversion             -241         -177         -129
                             ======       ======       ======
20. Present Value Cost        6,777       12,174       16,018

Input  Data File: D.500
```

```
ject: DVB AT ALLEN PARK(RENOV.)                                01-21-1987
V. EX. BLDG AT ALLEN PARK

                    THE AUTOMATED PROSPECTUS SYSTEM
                    -------------------------------
ex        Variable                                                   Value
--        --------                                                   -----
1) Project Name [30 char. max]  DVB AT ALLEN PARK(RENOV.)
2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]              3.00
3) Occupiable SQF                                                81,774.00
4) Gross SQF                                                     91,996.00
5) Year for Today's Dollars (YY) [87=1987, etc.]                     87.00
6) Year for Present Values (YY) [87=1987, etc.]                      87.00
7) Year Interim Housing Begins (YY) [88=1988, etc.]                  87.00
8) Interim Housing Cost per year in today's dollars ($)         561,000.00
3) Year of Design Award (YY) [88=1988, etc.]                         92.00
4) Year Project Opens (YY) [91=1991, etc.]                           96.00
5) No. of Years Occupied [<CR>=30]                                   21.00
6) Est. R&A Constr. Cost (ERACC) in today's dollars ($)       8,441,000.00
7) Est. R&A Design & Rev. Cost (ERADRC) ($ or % of ERACC)             7.50
8) Est. R&A Mgmt & Inspec Cost (ERAMIC) ($ or % of ERACC)             7.50
9) No. of Years for R&A Design and Construction [<CR>=3]              4.00
30) R&A Construction Inflation Rate per year (%) [<CR>=4%]            4.00
31) Est. Value of Existing Building ($)                         919,960.00
32) Est. Value of Existing Land ($)                             330,000.00
33) Portion of Total R&A Costs Capitalizable (%) [<CR>=80%]          80.00
34) Appraised Value after R&A ($)                             6,753,000.00
47) Taxes & Ins. per OSF in today's dollars ($)                       2.15
48) Major R&A per OSF in today's dollars ($)                          1.43
49) GSA's Mgmt Cost per OSF in today's dollars ($)                    0.35
50) Tenant Alterations per OSF in today's dollars ($)                 0.73
51) Operating Expenses per OSF in today's dollars ($)                 2.20
52) General Inflation Rate per year (%) [<CR>=4%]                     4.00
53) Initial Space Alteration in today's dollars ($)             600,000.00
58) Projection [1=Inflation; 2=Prev. OMB Formula]                     1.00
59) Real Estate Inflation Rate per year (%) [<CR>=4%]                 4.00
60) Real Estate Obsolescence Factor (%) [<CR>=20%]                   20.00
70) 30-Yr Treasury Rate (%) [<CR>=10%]                                7.30
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT ALLEN PARK(RENOV.) 01-21-1987
RENOV. EX. BLDG. AT ALLEN PARK

R&A Construction Costs:

| | Present Value | Future Value |
|---|---|---|
| Est. Construction Cost (ERACC): | $6,084,535 | $10,680,557 |
| Est. Design & Review Cost (ERADRC): | $504,689 | $770,232 |
| Est. Mgmt & Inspection Cost (ERAMIC): | $456,340 | $801,042 |
| Est. R&A Cost: | $7,045,564 | $12,251,831 |
| Est. Value of Existing Building: | $919,960 | $919,960 |
| Est. Value of Land: | $330,000 | $330,000 |
| Est. Project Cost/Value: | $8,295,524 | $13,501,791 |
| Est. R&A Cost per OSF: | $86.16 | $149.83 |
| Est. R&A Cost per GSF: | $76.59 | $133.18 |
| Est. Interim Housing Cost: | $4,166,312 | $5,936,947 |

R&A Construction-Period Interest:

| | | |
|---|---|---|
| Treasury Financed: | $522,350 | at 7.300% |
| FFB Financed: | $545,103 | at 7.425% |
| Private Sector: | $1,074,185 | at 10.300% |

Estimated Market Value at Occupancy:

| | | |
|---|---|---|
| R&A: | $9,801,465 | |
| Existing Bldg: | $1,309,390 | |
| Land: | $469,693 | |
| Construction Interest: | $1,074,185 | at 10.300% |
| Estimated Market Value: | $12,654,733 | |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT ALLEN PARK(RENOV.) 01-21-1987
RENOV. EX. BLDG. AT ALLEN PARK

Type of Analysis: Repair & Alteration
Occupiable SQF: 81,774
Gross SQF: 91,996

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $2.15 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.20 |
| Total Annual Cost per OSF: | $6.86 |

# SUMMARY REPORT OF ECONOMIC COST ANALYSIS FOR FARGO, NORTH DAKOTA DVB COLOCATION PROJECT

PURPOSE:

To compare the life cycle costs to colocate the Fargo DVB functions to newly constructed space at VAMC Fargo. At present, DVB functions in Fargo are split between GSA assigned space in the Federal Office Building (FOB) and office space situated at the VAMC Fargo.

METHODOLOGY:

This ECA was prepared in compliance with OMB Circular A-104 using "The Automated Prospectus System" (TAPS).

PROGRAM REQUIREMENTS:

29,637 net usable square feet
33,342 gross square feet

OPTIONS:

1. Existing Housing Option

Remain in federally owned space at the FOB and VAMC Fargo.

This option will cost: $3,359,398

2. Build Option.

Construct new building on site located at VAMC Fargo. The proposed building is a new two-story structure adjoining the main hospital Building 1.

This option will cost: $4,193,660

BASE CONDITIONS OR ASSUMPTIONS:

1. The amount of space presently occupied by DVB in Fargo (less than 20,000 net usable square feet -- both locations combined) will be increased to be equal to the size used in the Build option (29,637 net usable square feet) -- assumption.

2. Current operating costs in existing housing locations are considered equal and are estimated as follows:

| | |
|---|---|
| Taxes and insurance | $ .80 |
| Major R/A | 1.43 |
| Tenant alterations | .73 |
| Utilities & janitorial service | 2.40 |
| Management | .35 |

3. Life cycle costs cover a period of 30 years.

4. The FOB at 655 1st Avenue contains 44,725 square feet of space. GSA estimates the fair market value of the FOB at $1,800,000 (structure - $1,500,000; land - $300,000). These assets are prorated to reflect VA occupancy of approximately 1/3 of the space.

5. The required 1.57 VAMC Fargo acre site for the Build option is valued at $5 per square foot, or $341,946.

6. Construction completion is projected for 1991, allowing for 26 years of VA occupancy.

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

## ECONOMIC ANALYSIS

Prospectus: FARGO COLOCATION No.: 09-28-1986

Present Value Costs:
-------------------

| Alternative | BUILD | STATUS QUO |
|---|---|---|
| DATA: Term Used (Years) | 30 | 30 |
| Occupancy Year | 1991 | 1987 |
| Square Feet (Total) | 29,637 | 29,637 |
| Square Feet (Outleased) | 0 | 0 |
| 1. Net Net Rent | 0 | 0 |
| 2. Construction Cost | 2,183,974 | 0 |
| 3. Design Cost | 169,716 | 0 |
| 4. Mgmt & Inspection | 109,199 | 0 |
| 5. Land | 341,946 | 0 |
| 6. Less: Building Reversion | -891,920 | -140,932 |
| 7. Less: Land Reversion | -120,478 | -35,233 |
| 8. FMV - Building | 0 | 464,339 |
| 9. FMV - Land | 0 | 92,868 |
| 10. Interim Housing | 0 | 0 |
| 11. Repair & Maintenance | 900,778 | 1,126,664 |
| 12. Tenant Alterations | 0 | 0 |
| 13. Service & Utilities | 1,000,865 | 1,251,849 |
| 14. Property Taxes & Ins. | 333,622 | 417,283 |
| 15. Property Management | 145,959 | 182,561 |
| 16. Deprec. Expenditures | 0 | 0 |
| 17. Invest. Tax Credits | 0 | 0 |
| 18. Total Present Value Cost | 4,193,660 | 3,359,398 |
| 19. PROPOSAL VALUE | 3,359,398 | 3,359,398 |
| 20. PRESENT VALUE COST ADVANTAGE | 834,262 | 0 |
| 21. Plus interim housing for 4 yrs minus backfill credit savings | -589,798 | 0 |
| Adjusted present value cost advantage | 244,464 | |
| 22. Net Rent per OSF (*): | $2.96 | $2.96 |
| 23. Operating Cost per OSF: | $2.40 | $2.40 |
| 24. Construction Costs per GSF: | $98.96 | $0.00 |
| 25. Land Cost: | 341,946 | 100,000 |
| 26. General Inflation Rate: | 4.00% | 4.00% |
| 27. Construction Inflation Rate: | 4.00% | 0.00% |
| 28. Real Estate Inflation Rate: | 4.00% | 4.00% |
| 29. Discount Rate: | 7.68% | 7.68% |

Date Checks:
-----------

| | | |
|---|---|---|
| Today's Date: | 1987 | 1987 |
| Present Value Date: | 1987 | 1987 |
| Starting Date: | 1987 | 1987 |

(*) Net Rent includes Taxes & Insurance and Major R&A.
Project: FARGO COLOCATION
REMAIN

09-28-1986

```
           GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                         OFFICE OF FACILITIES PLANNING

Project: FARGO COLOCATION                                           09-28-1986
FARGO

                        ECONOMIC ANALYSIS SUMMARY
                        -------------------------

PRESENT VALUES                   10 YPS        20 YRS        30 YRS
--------------                   ------        ------        ------
 1. Interim Housing                   0             0             0
 2. Construction Cost         2,183,974     2,183,974     2,183,974
 3. Design Cost                 189,716       189,716       189,716
 4. Mgmt & Inspection           109,199       109,199       109,199
 5. Land                        341,946       341,946       341,946
 6. Outleasing Income                 0             0             0
 7. Major R&A                   285,042       645,905       900,778
 8. Ten. Alterations                  0             0             0
 9. Services & Util.            316,713       717,672     1,000,865
10. R.E. Taxes & Ins.           105,571       239,224       333,622
11. GSA Management               46,187       104,660       145,959
                                 ------        ------        ------
12. Total Annual Cost         3,578,348     4,532,295     5,206,058
13. Building Reversion       -2,074,755    -1,360,336      -891,920
14. Land Reversion             -241,513      -170,578      -120,478
                                 ======        ======        ======
19. Present Value Cost        1,262,079     3,001,380     4,193,660

Input  Data File: FARGO
```

```
                    [illegible]
                    -----------------------------------
ndex        Variable                                                      Value
----        --------                                                      -----
( 1) Project Name [30 char. max]  FARGO COLOCATION
( 2) Type of Analysis [1=Lease; 2=Build; 3=R&A; 4=Buy]                     2.00
( -) Occupiable SQF                                                   29,637.00
(  , Gross SQF                                                        33,342.00
( 5) Year for Today's Dollars (YY) [87=1987, etc.]                        87.00
( 6) Year for Present Values (YY) [87=1987, etc.]                         87.00
( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                     87.00
(13) Year of Design Award (YY) [88=1988, etc.]                            88.00
(14) Year Project Opens (YY) [91=1991, etc.]                              91.00
(15) No. of Years Occupied [<CR>=30]                                      26.00
(16) Est. Construction Cost (ECC) in today's dollars ($)           2,933,000.00
(17) Est. Design & Review Cost (EDRC) ($ or % of ECC)                      7.50
(18) Est. Mgmt & Inspection Cost (EMIC) ($ or % of ECC)                    5.00
(19) No. of Years for Design and Construction [<CR>=4]                     4.00
(21) Est. Cost or Value of Land in today's dollars ($)               341,946.00
(41) Taxes & Ins. per OSF in today's dollars ($)                           0.80
(42) Major R&A per OSF in today's dollars ($)                              2.16
(43) GSA's Mgmt Cost per OSF in today's dollars ($)                        0.35
(45) Operating Expenses per OSF in today's dollars ($)                     2.40
(50) Projection [1=Inflation; 2=Adjusted Infl.]                            1.00
(62) 30-Yr Treasury Rate (%) [<CR>=10%]                                    7.68
```

# GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
## OFFICE OF FACILITIES PLANNING

Project: FARGO COLOCATION
FARGO

09-28-1986

**New Construction Costs:**

| | Present Value | Future Value |
|---|---|---|
| Est. Construction Cost (ECC): | $2,183,974 | $2,933,000 |
| Est. Design & Review Cost (EDRC): | $189,716 | $219,975 |
| Est. Mgmt & Inspection Cost (EMIC): | $109,199 | $146,650 |
| Est. Building Cost: | $2,482,888 | $3,299,625 |
| Est. Cost of Land: | $341,946 | $341,946 |
| Est. Total Project Cost: | $2,824,834 | $3,641,571 |
| Est. Building Cost per OSF: | $83.78 | $111.33 |
| Est. Building Cost per GSF: | $74.47 | $98.96 |
| Est. Interim Housing Costs: | $0 | $0 |

**Construction-Period Interest:**

| | | |
|---|---|---|
| Treasury Financed: | $145,298 | at 7.680% |
| FFB Financed: | $151,418 | at 7.805% |
| Private Sector: | $293,723 | at 10.680% |

**Estimated Market Value at Occupancy:**

| | | |
|---|---|---|
| Building: | $3,299,625 | |
| Land: | $400,028 | |
| Construction Interest: | $293,723 | at 10.680% |
| Estimated Market Value: | $3,993,377 | |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: FARGO COLOCATION
FARGO

09-28-1986

Type of Analysis: Construction
Occupiable SQF: 29,637
Gross SQF: 33,342

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $0.80 |
| Major R&A per OSF: | $2.16 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $0.00 |
| Operating Expenses per OSF: | $2.40 |
| | -------- |
| Total Cost per OSF: | $5.71 |

```
PROGRAM FOR CALCULATING THE INTERIM-HOUSING/BACKFILL CREDIT

Enter Net Usable Sq. Ft. (NUSF): 29637
Enter Ownership Cost per NUSF: 5.95
Enter Full Service Lease Cost per NUSF: 11.00
Enter No. of Years for Construction: 4
Enter No. of Years of Backfill: 26
Enter Average Lease Term in Years: 5
Enter Annual Inflation Rate (%): 4
Enter the Annual Discount Rate (%): 7.5

              P.V. Interim  Housing Cost   per NUSF  =      $19.93
              P.V. Backfill Housing Credit per NUSF  =      $39.83
              P.V. I/H Cost less Backfill Credit =      -$589,798

Use  Shift/PrtSc  to print the results
Want to do another run (y/n) ?
```

```
           GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                        OFFICE OF FACILITIES PLANNING

Project: FARGO COLOCATION                                          09-28-1986
STATUS QUO

                      ECONOMIC ANALYSIS SUMMARY
                      -------------------------

PRESENT VALUES                 10 YRS         20 YRS         30 YRS
--------------                 ------         ------         ------
 1. Interim Housing                 0              0              0
 2. Construction Cost               0              0              0
 3. Design Cost                     0              0              0
 4. Mgmt & Inspection               0              0              0
 5. Cost of Building          464,339        464,339        464,339
 6. Cost of Land               92,868         92,868         92,868
 7. Outleasing Income               0              0              0
  . Major R&A                 510,927        871,790      1,126,664
 9. Ten. Alterations                0              0              0
10. Services & Util.          567,697        968,656      1,251,849
11. R.E. Taxes & Ins.         189,232        322,885        417,283
12. GSA Management             82,789        141,262        182,561
                               ------         ------         ------
13. Total Annual Cost       1,907,853      2,861,800      3,535,563
14. Building Reversion       -327,831       -214,946       -140,932
15. Land Reversion            -70,629        -49,885        -35,233
                               ======         ======         ======
20. Present Value Cost      1,509,393      2,596,970      3,359,398

Input  Data File: REMAIN
```

```
            GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                          OFFICE OF FACILITIES PLANNING

Project: FARGO COLOCATION                                          09-28-1986
STATUS QUO

Type of Analysis: Purchase
Occupiable SQF:        29,637
Gross SQF:             33,342

Government-Owned Expenses (in today's dollars):
----------------------------------------------
Taxes & Ins. per OSF:                                $0.80
Major R&A per OSF:                                   $2.16
GSA's Management Cost per OSF:                       $0.35
Tenant Alterations per OSF:                          $0.00
Operating Expenses per OSF:                          $2.40
                                                  --------
Total Cost per OSF:                                  $5.71
```

```
Index      Variable                                                        Value
-----      --------                                                        -----
( 1) Project Name [30 char. max]  FARGO COLOCATION
( 2) Type of Analysis [1=Lease; 2=Build; 3=R&A; 4=STATUS QUO                4.00
( 3) Occupiable SQF                                                     29,637.00
( 4) Gross SQF                                                          33,342.00
( 5) Year for Today's Dollars (YY) [87=1987, etc.]                          87.00
( 6) Year for Present Values (YY) [87=1987, etc.]                           87.00
( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                       87.00
(35) Year of Purchase (YY) [90=1990, etc.]                                  87.00
(36) Year Project Opens (YY) [91=1991, etc.]                                87.00
(37) No. of Years Occupied [<CR>=30]                                        30.00
(38) Purchase Price in today's dollars ($)                             600,000.00
(39) Estimated Value of Building ($)                                   500,000.00
(40) Estimated Value of Land ($)                                       100,000.00
(41) Taxes & Ins. per OSF in today's dollars ($)                             0.80
(42) Major R&A per OSF in today's dollars ($)                                2.16
(43) GSA's Mgmt Cost per OSF in today's dollars ($)                          0.35
(45) Operating Expenses per OSF in today's dollars ($)                       2.40
(50) Projection [1=Inflation; 2=Adjusted Infl.]                              1.00
(62) 30-Yr Treasury Rate (%) [<CR>=10%]                                      7.68
```

# SUMMARY REPORT OF ECONOMIC COST ANALYSIS
# FOR
# HOUSTON, TEXAS DVB COLLOCATION PROJECT

**PURPOSE:** To compare the life cycle costs to collocate DVB functions to new space at VAMC Houston when compared to remaining in federally-leased space.

**METHODOLOGY:** This ECA was prepared in compliance with OMB Circular A-104 using "the Automated Prospectus System".

**PROGRAM REQUIREMENTS:** 91,686 net usable square feet of space or, 103,147 gross square feet of space.

**OPTIONS:**

1. Remain in the Federal Office Building.

   This option will cost $18,593,900.

2. Collocation to VAMC Houston.

   The proposed location for the Regional Office Building is in the northeastern quadrant of the medical center property and will require 259 parking spaces. The construction of the proposed building will cause minimal impacts on the current medical center and its parking, but the design of the required parking will have to be closely coordinated due to the current design of the replacement medical center parking which will extend to the vicinity of the proposed Regional Office Building site.

   This option will cost $20,836,980.

**BASE CONDITIONS OR ASSUMPTIONS:**

A. Relevant to remaining in existing federally-leased space.

   1. The Government leases 89,460 square feet of space at 2315 Murworth Drive, Houston. This lease expires in December 1991, and the fully serviced rental rate is $10.20 per square foot.

2. The Government may increase the amount of space leased to meet program needs of 91,686 square feet. (assumption)

3. Operating cost data per net square foot in today's dollars:

| | |
|---|---|
| Utilities and janitorial services | $2.10 |
| Taxes and insurance | 1.50 |
| Government management cost | .32 |
| Tenant alterations | .73 |

4. VA occupancy will cover a period of 30 years.

5. 30 year Treasury rate is 7.3%.

B. Relevant to new construction at VAMC Houston.

1. The size of a new DVB Building is 103,147 gross square feet.

2. The site will cover 5 acres of land. Land value is estimated at $391,500 per acre, or $1,957,500.

3. Construction completion is projected in 1991, allowing for 26 years of occupancy. (assumption)

4. Operating cost data per net square foot in today's dollars:

| | |
|---|---|
| Utilities and janitorial service | $2.10 |
| Taxes and insurance | 1.50 |
| Government management | .35 |
| Tenant alterations | .73 |
| Major R/A | 1.43 |

5. Interim housing costs associated with VA construction are calculated at $11.25 per square feet X 91,686 net square feet = $1,031,468. This is an annual cost until construction is completed.

6. Estimated Construction Cost (ECC) is projected at $8,870,000. Design and review cost is an additional 7.5% of ECC, andManagement and Review cost is an additional 5% of ECC.

7. 30 year Treasury Rate is 7.3%.

## GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
## OFFICE OF FACILITIES PLANNING

### ECONOMIC ANALYSIS

Prospectus: NEW DVB AT HOUSTON No.: 02-17-1987

Present Value Costs:

| Alternative | EXISTING HOUSING | BUILD |
|---|---|---|
| DATA: Term Used (Years) | 30 | 30 |
| Occupancy Year | 1987 | 1992 |
| Square Feet (Total) | 91,686 | 91,686 |
| Square Feet (Outleased) | 0 | 0 |
| 1. Net Net Rent | 10,353,300 | 0 |
| 2. Construction Cost | 0 | 6,968,772 |
| 3. Design Cost | 0 | 589,367 |
| 4. Mgmt & Inspection | 0 | 348,439 |
| 5. Land | 0 | 1,957,500 |
| 6. Less: Building Reversion | 0 | -1,127,877 |
| 7. Less: Land Reversion | 0 | -236,434 |
| 8. FMV - Building | 0 | 0 |
| 9. FMV - Land | 0 | 0 |
| 10. Interim Housing | 0 | 4,519,777 |
| 11. Repair & Maintenance | 0 | 1,842,102 |
| 12. Tenant Alterations | 1,171,280 | 887,016 |
| 13. Service & Utilities | 3,548,876 | 2,705,185 |
| 14. Property Taxes & Ins. | 2,534,911 | 1,932,275 |
| 15. Property Management | 540,781 | 450,864 |
| 16. Deprec. Expenditures | 444,756 | 0 |
| 17. Invest. Tax Credits | 0 | 0 |
| 18. Total Present Value Cost | 18,593,900 | 20,836,980 |
| 19. PROPOSAL VALUE | 18,593,900 | 18,593,900 |
| 20. PRESENT VALUE COST ADVANTAGE | 0 | 2,243,080 |
| 21. EQUIV. ANNUAL COST ADVANTAGE | 0 | 186,240 |

Factors Used (Today's Values):

| | | |
|---|---|---|
| 22. Net Rent per OSF (*): | $8.10 | $2.93 |
| 23. Operating Cost per OSF: | $2.10 | $2.10 |
| 24. Construction Costs per GSF: | $0.00 | $100.52 |
| 25. Land Cost: | 0 | 1,957,500 |
| 26. General Inflation Rate: | 4.00% | 4.00% |
| 27. Construction Inflation Rate: | 0.00% | 2.00% |
| 28. Real Estate Inflation Rate: | 0.00% | 0.00% |
| 29. Discount Rate: | 7.30% | 7.30% |

Date Checks:

| | | |
|---|---|---|
| Today's Date: | 1987 | 1987 |
| Present Value Date: | 1987 | 1987 |
| Starting Date: | 1987 | 1987 |

(*) Net Rent includes Taxes & Insurance and Major R&A.

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

## ECONOMIC ANALYSIS

Prospectus: NEW DVB AT HOUSTON No.: 02-17-1987

Present Value Costs:

| Alternative | LEASE | BUILD |
|---|---|---|
| DATA: Term Used (Years) | 30 | 30 |
| Occupancy Year | 1987 | 1992 |
| Square Feet (Total) | 91,686 | 91,686 |
| Square Feet (Outleased) | 0 | 0 |
| 1. Net Net Rent | 10,353,300 | 0 |
| 2. Construction Cost | 0 | 6,968,772 |
| 3. Design Cost | 0 | 589,367 |
| 4. Mgmt & Inspection | 0 | 348,439 |
| 5. Land | 0 | 1,957,500 |
| 6. Less: Building Reversion | 0 | -1,127,877 |
| 7. Less: Land Reversion | 0 | -236,434 |
| 8. FMV - Building | 0 | 0 |
| 9. FMV - Land | 0 | 0 |
| 10. Interim Housing | 0 | 4,519,777 |
| 11. Repair & Maintenance | 0 | 1,842,102 |
| 12. Tenant Alterations | 1,171,280 | 887,016 |
| 13. Service & Utilities | 3,548,876 | 2,705,185 |
| 14. Property Taxes & Ins. | 2,534,911 | 1,932,275 |
| 15. Property Management | 540,781 | 450,864 |
| 16. Deprec. Expenditures | 444,756 | 0 |
| 17. Invest. Tax Credits | 0 | 0 |
| 18. Present Value Cost | 18,593,900 | 20,836,980 |
| 19. Backfill Housing Credit | 0 | 0 |
| 20. Adjusted Present Value Cost | 18,593,900 | 20,836,980 |

Factors Used (Today's Values):

| | LEASE | BUILD |
|---|---|---|
| 21. Net Rent per OSF (*): | $8.10 | $2.93 |
| 22. Operating Cost per OSF: | $2.10 | $2.10 |
| 23. Construction Costs per GSF: | $0.00 | $100.52 |
| 24. Land Cost: | 0 | 1,957,500 |
| 25. General Inflation Rate: | 4.00% | 4.00% |
| 26. Construction Inflation Rate: | 0.00% | 2.00% |
| 27. Real Estate Inflation Rate: | 0.00% | 0.00% |
| 28. Discount Rate: | 7.30% | 7.30% |

Date Checks:

| | LEASE | BUILD |
|---|---|---|
| Today's Date: | 1987 | 1987 |
| Present Value Date: | 1987 | 1987 |
| Starting Date: | 1987 | 1987 |

(*) Net Rent includes Taxes & Insurance and Major R&A.

```
            GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                          OFFICE OF FACILITIES PLANNING

Project: DVB AT HOUSTON
STATUS QUO                                                        02-17-1987

                         ECONOMIC ANALYSIS SUMMARY
                         -------------------------

PRESENT VALUES                    10 YRS      20 YRS      30 YRS
--------------                    ------      ------      ------
 1. Interim Housing                    0           0           0
 2. Net Net Rent                   4,567       7,908      10,353
 3. Major R&A                          0           0           0
 4. Ten. Alterations                 482         880       1,171
 5. Services & Util.               1,565       2,711       3,549
 6. R.E. Taxes & Ins.              1,118       1,936       2,535
 7. GSA Management                   239         413         541
                                  ------      ------      ------
 8. Gross Rent                     7,971      13,848      18,149
 9. Scheduled Deprec.              2,136       3,263       3,942
10. Less: S.L. Deprec.             1,667       2,549       3,078
                                  ------      ------      ------
11. Excess Deprec.                   469         714         863
12. Tax Savings @ 34%                242         368         445
13. Plus: Tax Credits                  0           0           0
                                  ------      ------      ------
14. Total Tax Benefits               242         368         445
                                  ======      ======      ======
15. Present Value Cost             8,212      14,216      18,594

Input  Data File: H.300
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT HOUSTON 02-17-1987
STATUS QUO

Type of Analysis: Lease
Occupiable SQF: 91,686
Gross SQF: 103,147

Government-Leased Expenses (in today's dollars):

| | |
|---|---|
| Net Net Rent per OSF: | $6.60 |
| Taxes & Ins. per OSF: | $1.50 |
| Major R&A per OSF: | $0.00 |
| | -------- |
| Net Rent per OSF: | $8.10 |
| Operating Expenses per OSF: | $2.10 |
| GSA's Management Cost per OSF: | $0.32 |
| Tenant Alterations per OSF: | $0.73 |
| | -------- |
| Total Annual Cost per OSF: | $11.25 |
| Inflation rate per year (%): | 4.000% |
| Average Lease Term in Years: | 5.00 |

Note: The Net Net Rent is assumed to compound at the annual inflation rate, but is adjusted only upon the anniversary of each lease period. All other expenses are compounded and adjusted every year.

```
Project: DVB AT HOUSTON                                              02-17-1987
STATUS QUO

                         THE AUTOMATED PROSPECTUS SYSTEM
                         -------------------------------
 dex        Variable                                                       Value
-----       --------                                                       -----
 ( 1) Project Name [30 char. max]  DVB AT HOUSTON
 ( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]                 1.00
 ( 3) Occupiable SQF                                                   91,686.00
 ( 4) Gross SQF                                                       103,147.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                        87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                         87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                     87.00
 ( 9) Year Lease Begins (YY) [90=1990, etc.]                               87.00
 (10) No. of Years Leased [<CR>=30]                                        30.00
 (11) Net Net Rent per OSF in today's dollars ($)                           6.60
 (12) Average Lease Term in Years [<CR>=5]                                  5.00
 (47) Taxes & Ins. per OSF in today's dollars ($)                           1.50
 (49) GSA's Mgmt Cost per OSF in today's dollars ($)                        0.32
 (50) Tenant Alterations per OSF in today's dollars ($)                     0.73
 (51) Operating Expenses per OSF in today's dollars ($)                     2.10
 (52) General Inflation Rate per year (%) [<CR>=4%]                         4.00
 (61) Ownership [1=Indiv.; 2=Prtnrshp; 3=Corp.]                             3.00
 (62) Tax Bracket (%) [<CR>=34%]                                           34.00
 (63) Remaining Real Property Basis ($)                              8,250,000.00
 (64) Real Property Depreciation Life [<CR>=31.5]                          31.50
 (65) Real Property Economic Life [<CR>=40]                                40.00
 (66) Furniture, Fixtures & Equipment Basis ($)                        413,000.00
 (67) FF&E Depreciation Life in Years [<CR>=7]                              7.00
 (68) FF&E Economic Life in Years [<CR>=12]                                12.00
  70) 30-Yr Treasury Rate (%) [<CR>=10%]                                    7.30
```

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        GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                      OFFICE OF FACILITIES PLANNING

Project: DVB AT HOUSTON                                          02-17-1987
  ISTRUCT NEW DVB

                      ECONOMIC ANALYSIS SUMMARY
                      -------------------------

PRESENT VALUES                10 YRS       20 YRS       30 YRS
--------------                ------       ------       ------
 1. Interim Housing            4,520        4,520        4,520
 2. Construction Cost          6,969        6,969        6,969
 3. Design Cost                  589          589          589
 4. Mgmt & Inspection            348          348          348
 5. Land                       1,958        1,958        1,958
 6. Outleasing Income              0            0            0
 7. Major R&A                    491        1,271        1,842
 8. Ten. Alterations             198          596          887
 9. Services & Util.             722        1,867        2,705
10. R.E. Taxes & Ins.            515        1,334        1,932
11. GSA Management               120          311          451
                              ------       ------       ------
12. Total Annual Cost         16,430       19,763       22,201
13. Building Reversion        -5,356       -2,458       -1,128
14. Land Reversion              -968         -478         -236
                              ======       ======       ======
19. Present Value Cost        10,106       16,827       20,837

Input  Data File: H.30
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT HOUSTON 02-17-1987
ISTRUCT NEW DVB

New Construction Costs:

| | Present Value | Future Value |
|---|---|---|
| Est. Construction Cost (ECC): | $6,968,772 | $9,228,347 |
| Est. Design & Review Cost (EDRC): | $589,367 | $678,555 |
| Est. Mgmt & Inspection Cost (EMIC): | $348,439 | $461,417 |
| Est. Building Cost: | $7,906,577 | $10,368,319 |
| Est. Cost of Land: | $1,957,500 | $1,957,500 |
| Est. Total Project Cost: | $9,864,077 | $12,325,819 |
| Est. Building Cost per OSF: | $86.24 | $113.09 |
| Est. Building Cost per GSF: | $76.65 | $100.52 |
| Est. Interim Housing Costs: | $4,519,777 | $5,586,763 |

Construction-Period Interest:

| | | |
|---|---|---|
| Treasury Financed: | $412,306 | at 7.300% |
| FFB Financed: | $431,508 | at 7.425% |
| Private Sector: | $878,021 | at 10.300% |

Estimated Market Value at Occupancy:

| | | |
|---|---|---|
| Building: | $10,368,319 | |
| Land: | $1,957,500 | |
| Construction Interest: | $878,021 | at 10.300% |
| Estimated Market Value: | $13,203,840 | |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT HOUSTON
ISTRUCT NEW DVB

02-17-1987

Type of Analysis: Construction
Occupiable SQF: 91,686
Gross SQF: 103,147

| Government-Owned Expenses (in today's dollars): | |
|---|---|
| Taxes & Ins. per OSF: | $1.50 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.10 |
| Total Annual Cost per OSF: | $6.11 |

```
Project: DVB AT HOUSTON                                           02-17-1987
CONSTRUCT NEW DVB

                    THE AUTOMATED PROSPECTUS SYSTEM
                    -------------------------------
Index        Variable                                                  Value
-----        --------                                                  -----
( 1) Project Name [30 char. max]  DVB AT HOUSTON
( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]              2.00
( 3) Occupiable SQF                                                91,686.00
( 4) Gross SQF                                                    103,147.00
( 5) Year for Today's Dollars (YY) [87=1987, etc.]                     87.00
( 6) Year for Present Values (YY) [87=1987, etc.]                      87.00
( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                  87.00
( 8) Interim Housing Cost per year in today's dollars ($)       1,031,468.00
(13) Year of Design Award (YY) [88=1988, etc.]                         88.00
(14) Year Project Opens (YY) [91=1991, etc.]                           92.00
(15) No. of Years Occupied [<CR>=30]                                   25.00
(16) Est. Construction Cost (ECC) in today's dollars ($)        8,870,000.00
(17) Est. Design & Review Cost (EDRC) ($ or % of ECC)                   7.50
(18) Est. Mgmt & Inspection Cost (EMIC) ($ or % of ECC)                 5.00
(19) No. of Years for Design and Construction [<CR>=4]                  4.00
(20) Construction Inflation Rate per year (%) [<CR>=4%]                 2.00
(21) Est. Cost or Value of Land in today's dollars ($)          1,957,500.00
(47) Taxes & Ins. per OSF in today's dollars ($)                        1.50
(48) Major R&A per OSF in today's dollars ($)                           1.43
(49) GSA's Mgmt Cost per OSF in today's dollars ($)                     0.35
(50) Tenant Alterations per OSF in today's dollars ($)                  0.73
(51) Operating Expenses per OSF in today's dollars ($)                  2.10
(52) General Inflation Rate per year (%) [<CR>=4%]                      4.00
(58) Projection [1=Inflation; 2=Prev. OMB Formula]                      1.00
(59) Real Estate Inflation Rate per year (%) [<CR>=4%]                  0.00
(60) Real Estate Obsolescence Factor (%) [<CR>=20%]                    20.00
(70) 30-Yr Treasury Rate (%) [<CR>=10%]                                 7.30
```

# SUMMARY REPORT OF ECONOMIC COST ANALYSIS
# FOR
# WEST LOS ANGELES, CALIFORNIA DVB COLOCATION PROJECT

**PURPOSE:** To compare the life cycle costs to collocate the West Los Angeles DVB functions to newly constructed space at VAMC Los Angeles when compared to remaining in federally-owned space in the Federal Building Post Office (FB-PO) at 11000 Wilshire Avenue, Los Angeles.

**METHODOLOGY:** This ECA was prepared in compliance with OMB Circular A-104 using "the Automated Prospect System" (TAPS).

**PROGRAM REQUIREMENTS:** 123,369 net usable square feet of space, or 138,790 gross square feet of space.

**OPTIONS:**

1. Remain in federally assigned space in the Federal Building - Post Office at 11000 Wilshire Avenue, Los Angeles, California.

   This option will cost: $26,462,430

2. Construct new building on site located at Wilshire Boulevard.

   This option proposes construction of a free-standing, multi-storied building and approximately 350 surface parking spaces.

   This site is consistent with an overall land use plan developed by O/F in 1986.

   The proposed FY 1989 DVB project would have no impact on Medical Center operations. There is a potential conflict during the construction period depending upon the final site selection for a new District Council office building and the schedule for that project.

   This option will cost: $27,500,200

BASE CONDITIONS
OR ASSUMPTIONS: A. General

1. Certain annual operating costs per square foot are considered equal (in today's dollars) for either build or existing housing options:

| | |
|---|---|
| Tax and insurance | $1.30 |
| Major R/A | 1.43 |
| Tenant Alternations | .73 |
| Utilities and janitorial services | 2.66 |

2. Program requirements reflect a need of 123,369 net square feet, or 138,790 gross square feet of space for build or existing housing options.

3. 30 year Treasury rate is 7.3% for both options.

4. Real estate inflation rate per year is 5%.

B. Relevant to remaining in existing federally-owned space at 11000 Wilshire Avenue.

1. Occupancy will cover a period of 30 years.

2. The 11000 Wilshire location consists of 368,534 square feet of space. The GSA estimates the value of the building at $45,500,000 and the site at $27,700,000. These assests are prorated to reflect VA occupancy of approximately 1/3 of the space.

3. Annual operating costs for government management are estimated at .51 per square feet.

C. Relevant to new construction near Wilshire Avenue.

1. The required 4 acre site is valued at $2,100,000 per acre or $8,400,000.

2. Construction completion is projected for 1992, allowing for 25 years of VA occupancy.

3. Interim housing cost in today's dollars associated with VA construction are calculated at a rate of $6.63 per square feet or $817,936. This is an annual cost until construction completion.

4. Initial space alternations associated with the backfill housing credit are a one time cost to the Government of $15.00 per square feet, or $1,850,000.

5. Estimated Construction Cost (ECC) is $15,426,000, Design and Review Cost is 7.5% of ECC, and Management and Inspection Cost is 5.0% of ECC.

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

ECONOMIC ANALYSIS

Prospectus: NEW DVB AT LOS ANGELES No.: 02-17-1987

Present Value Costs:

| Alternative | EXISTING HOUSING | BUILD |
|---|---|---|
| DATA: Term Used (Years) | 30 | 30 |
| Occupancy Year | 1987 | 1992 |
| Square Feet (Total) | 123,369 | 123,369 |
| Square Feet (Outleased) | 0 | 0 |
| 1. Net Net Rent | 0 | 0 |
| 2. Construction Cost | 0 | 12,599,470 |
| 3. Design Cost | 0 | 1,045,078 |
| 4. Mgmt & Inspection | 0 | 629,974 |
| 5. Land | 0 | 8,400,000 |
| 6. Less: Building Reversion | -6,270,506 | -6,905,414 |
| 7. Less: Land Reversion | -4,771,787 | -4,384,968 |
| 8. FMV - Building | 13,993,480 | 0 |
| 9. FMV - Land | 8,519,106 | 0 |
| 10. Interim Housing | 0 | 3,497,623 |
| 11. Repair & Maintenance | 3,251,701 | 2,478,658 |
| 12. Tenant Alterations | 1,576,027 | 2,669,155 |
| 13. Service & Utilities | 6,048,619 | 4,610,652 |
| 14. Property Taxes & Ins. | 2,956,091 | 2,253,325 |
| 15. Property Management | 1,159,698 | 606,665 |
| 16. Deprec. Expenditures | 0 | 0 |
| 17. Invest. Tax Credits | 0 | 0 |
| 18. Total Present Value Cost | 26,462,430 | 27,500,220 |
| 19. PROPOSAL VALUE | 26,462,430 | 26,462,430 |
| 20. PRESENT VALUE COST ADVANTAGE | 0 | 1,037,790 |
| 21. EQUIV. ANNUAL COST ADVANTAGE | 0 | 86,166 |

Factors Used (Today's Values):

| | | |
|---|---|---|
| 22. Net Rent per OSF (*): | $2.73 | $2.73 |
| 23. Operating Cost per OSF: | $2.66 | $2.66 |
| 24. Construction Costs per GSF: | $0.00 | $134.90 |
| 25. Land Cost: | 9,141,000 | 8,400,000 |
| 26. General Inflation Rate: | 4.00% | 4.00% |
| 27. Construction Inflation Rate: | 0.00% | 4.00% |
| 28. Real Estate Inflation Rate: | 5.00% | 5.00% |
| 29. Discount Rate: | 7.30% | 7.30% |

Date Checks:

| | | |
|---|---|---|
| Today's Date: | 1987 | 1987 |
| Present Value Date: | 1987 | 1987 |
| Starting Date: | 1987 | 1987 |

(*) Net Rent includes Taxes & Insurance and Major R&A.

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT W. LOS ANGELES 02-17-1987
ATUS QUO

## ECONOMIC ANALYSIS SUMMARY

| PRESENT VALUES | 10 YRS | 20 YRS | 30 YRS |
|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 |
| 5. Cost of Building | 13,993 | 13,993 | 13,993 |
| 6. Cost of Land | 8,519 | 8,519 | 8,519 |
| 7. Outleasing Income | 0 | 0 | 0 |
| 8. Major R&A | 1,434 | 2,484 | 3,252 |
| 9. Ten. Alterations | 648 | 1,184 | 1,576 |
| 10. Services & Util. | 2,668 | 4,620 | 6,049 |
| 11. R.E. Taxes & Ins. | 1,304 | 2,258 | 2,956 |
| 12. GSA Management | 512 | 886 | 1,160 |
| 13. Total Annual Cost | 29,079 | 33,944 | 37,505 |
| 14. Building Reversion | -11,223 | -8,389 | -6,271 |
| 15. Land Reversion | -7,360 | -5,926 | -4,772 |
| 20. Present Value Cost | 10,495 | 19,629 | 26,462 |

Input Data File: LA.30

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Subject: DVB AT W. LOS ANGELES 02-17-1987
STATUS QUO

Type of Analysis: Purchase
Occupiable SQF: 123,369
Gross SQF: 138,790

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $1.30 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.51 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.66 |
| Total Annual Cost per OSF: | $6.63 |

```
Project: DVB AT W. LOS ANGELES
STATUS QUO                                                          02-17-1987

                        THE AUTOMATED PROSPECTUS SYSTEM
                        -------------------------------
Index       Variable                                                     Value
-----       --------                                                     -----
( 1) Project Name [30 char. max]  DVB AT W. LOS ANGELES                      -
( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]                4.00
( 3) Occupiable SQF                                                 123,369.00
( 4) Gross SQF                                                      138,790.00
( 5) Year for Today's Dollars (YY) [87=1987, etc.]                       87.00
( 6) Year for Present Values (YY) [87=1987, etc.]                        87.00
( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                    87.00
(35) Year of Purchase (YY) [90=1990, etc.]                               87.00
(36) Year Project Opens (YY) [91=1991, etc.]                             87.00
(37) No. of Years Occupied [<CR>=30]                                     30.00
(38) Purchase Price in today's dollars ($)                       24,156,000.00
(39) Estimated Value of Building in today's dollars ($)          15,015,000.00
(40) Estimated Value of Land in today's dollars ($)               9,141,000.00
(47) Taxes & Ins. per OSF in today's dollars ($)                          1.30
(48) Major R&A per OSF in today's dollars ($)                             1.43
(49) GSA's Mgmt Cost per OSF in today's dollars ($)                       0.51
(50) Tenant Alterations per OSF in today's dollars ($)                    0.73
(51) Operating Expenses per OSF in today's dollars ($)                    2.66
(52) General Inflation Rate per year (%) [<CR>=4%]                        4.00
(58) Projection [1=Inflation; 2=Prev. OMB Formula]                        1.00
(59) Real Estate Inflation Rate per year (%) [<CR>=4%]                    5.00
(60) Real Estate Obsolescence Factor (%) [<CR>=20%]                      20.00
(70) 30-Yr Treasury Rate (%) [<CR>=10%]                                   7.30
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              GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                           OFFICE OF FACILITIES PLANNING

-oject: DVB AT W.LOS ANGELES-WILSHIRE                              02-17-1987
NSTRUT NEW DVB AT WILSHIRE

                         ECONOMIC ANALYSIS SUMMARY
                         -------------------------

PRESENT VALUES              10 YRS      20 YRS      30 YRS
--------------              ------      ------      ------
 1. Interim Housing          3,498       3,498       3,498
 2. Construction Cost       12,599      12,599      12,599
 3. Design Cost              1,045       1,045       1,045
 4. Mgmt & Inspection          630         630         630
 5. Land                     8,400       8,400       8,400
 6. Outleasing Income            0           0           0
 7. Major R&A                  661       1,711       2,479
 8. Ten. Alterations         1,741       2,277       2,669
 9. Services & Util.         1,230       3,182       4,611
10. R.E. Taxes & Ins.          601       1,555       2,253
11. GSA Management             162         419         607
                            ------      ------      ------
12. Total Annual Cost       30,568      35,316      38,791
13. Building Reversion     -12,360      -9,238      -6,905
14. Land Reversion          -6,764      -5,446      -4,385
                            ======      ======      ======
19. Present Value Cost      11,445      20,632      27,500

 ut  Data File: LA.100
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GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT W.LOS ANGELES-WILSHIRE 02-17-1987
ISTRUT NEW DVB AT WILSHIRE

New Construction Costs:

| | Present Value | Future Value |
|---|---|---|
| Est. Construction Cost (ECC): | $12,599,472 | $16,684,761 |
| Est. Design & Review Cost (EDRC): | $1,045,078 | $1,203,228 |
| Est. Mgmt & Inspection Cost (EMIC): | $629,974 | $834,238 |
| Est. Building Cost: | $14,274,524 | $18,722,228 |
| Est. Cost of Land: | $8,400,000 | $8,400,000 |
| Est. Total Project Cost: | $22,674,524 | $27,122,228 |
| Est. Building Cost per OSF: | $115.71 | $151.76 |
| Est. Building Cost per GSF: | $102.85 | $134.90 |
| Est. Interim Housing Costs: | $3,497,623 | $4,323,309 |

Construction-Period Interest:

| | | |
|---|---|---|
| Treasury Financed: | $769,036 | at 7.300% |
| FFB Financed: | $803,754 | at 7.425% |
| Private Sector: | $1,611,044 | at 10.300% |

Estimated Market Value at Occupancy:

| | | |
|---|---|---|
| Building: | $18,722,228 | |
| Land: | $10,720,762 | |
| Construction Interest: | $1,611,044 | at 10.300% |
| Estimated Market Value: | $31,054,034 | |

```
Project: DVB AT W.LOS ANGELES-WILSHIRE                          02-17-1987
CONSTRUT NEW DVB AT WILSHIRE

                    THE AUTOMATED PROSPECTUS SYSTEM
                    -------------------------------
Index       Variable                                                 Value
-----       --------                                                 -----
 ( 1) Project Name [30 char. max]  DVB AT W.LOS ANGELES-WILSHIRE
 ( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]             2.00
 ( 3) Occupiable SQF                                              123,369.00
 ( 4) Gross SQF                                                   138,790.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                    87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                     87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                 87.00
 ( 8) Interim Housing Cost per year in today's dollars ($)        798,200.00
 (13) Year of Design Award (YY) [88=1988, etc.]                        88.00
 (14) Year Project Opens (YY) [91=1991, etc.]                          92.00
 (15) No. of Years Occupied [<CR>=30]                                  25.00
 (16) Est. Construction Cost (ECC) in today's dollars ($)      15,426,000.00
 (17) Est. Design & Review Cost (EDRC) ($ or % of ECC)                  7.50
 (18) Est. Mgmt & Inspection Cost (EMIC) ($ or % of ECC)                5.00
 (19) No. of Years for Design and Construction [<CR>=4]                 4.00
 (20) Construction Inflation Rate per year (%) [<CR>=4%]                4.00
 (21) Est. Cost or Value of Land in today's dollars ($)         8,400,000.00
 (47) Taxes & Ins. per OSF in today's dollars ($)                       1.30
 (48) Major R&A per OSF in today's dollars ($)                          1.43
 (49) GSA's Mgmt Cost per OSF in today's dollars ($)                    0.35
 (50) Tenant Alterations per OSF in today's dollars ($)                 0.73
 (51) Operating Expenses per OSF in today's dollars ($)                 2.66
 (52) General Inflation Rate per year (%) [<CR>=4%]                     4.00
 ([illegible]) Initial Space Alteration in today's dollars ($)          1,851,000.00
 (58) Projection [1=Inflation; 2=Prev. OMB Formula]                     1.00
 (59) Real Estate Inflation Rate per year (%) [<CR>=4%]                 5.00
 (60) Real Estate Obsolescence Factor (%) [<CR>=20%]                   20.00
 (70) 30-Yr Treasury Rate (%) [<CR>=10%]                                7.30
```

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

oject: DVB AT W.LOS ANGELES-WILSHIRE 02-17-1987
CONSTRUT NEW DVB AT WILSHIRE

Type of Analysis: Construction
Occupiable SQF: 123,369
Gross SQF: 138,790

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $1.30 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.66 |
| Total Annual Cost per OSF: | $6.47 |

# SUMMARY REPORT OF ECONOMIC COST ANALYSIS

# FOR

# RENO DVB COLOCATION PROJECT

## PURPOSE

To compare the life cycle costs to colocate Reno DVB functions to newly constructed space at VAMC Reno when compared to remaining in federally-leased space at 1201 Terminal Way, Reno, Nevada.

## METHODOLOGY

This ECA was prepared in compliance with OMB Circular A-104 using "the Automated Prospectus System" (TAPS).

## PROGRAM REQUIREMENTS

10,974 net usable square feet of space, or 12,346 gross square feet of space.

## OPTIONS

1. Remain in existing GSA leased space at 1201 Terminal Way. (This is the lease alternative using the TAPS program.)

This option will cost $2,002,942.

2. Vertical Addition to Existing Building.

This option proposes construction of a partial floor on top of either the existing three-story clinical addition building or the existing one-story nursing home care building. Neither option provides any additional parking on site since there is no available space to provide any additional parking without consideration of land acquisition or construction of structured parking.

This option will cost $2,177,207.

There are several implications associated with this option that must be considered before selecting this option. These implications are generated by a DM&S $65 million dollar major construction project that is anticipated to be under construction concurrently with the DVB project (based on FY 1989 funding for construction).

a. Schedule

The anticipated construction schedules of the DM&S and DVB projects is as follows:

| | |
|---|---|
| DM&S project:<br>(assumes FY 1989<br>construction funding) | Start construction: March 1990<br>Complete construction: Sept. 1993<br>(The above dates could move forward six months if design money is made available earlier.) |
| DVB project:<br>(assumes FY 1989<br>construction funding) | Start construction: Nov. 1989<br>Complete construction: May 1991 |

b. Impact of Concurrent Projects under Construction

The construction period of the two projects potentially overlap 14 to 20 months which can result in the following problem areas:

(1) Both the DM&S and DVB projects physically involve areas of the clinical addition and/or the nursing home. Only one contractor can be allowed access to the same area at one time. This access potentially could be difficult to coordinate and could adversely affect the timely completion and cost of either one or both of the projects.

(2) The Reno site is extremely small and constricted and is surrounded by a residential neighborhood. Two concurrent construction contracts on the main site will detrimentally affect traffic congestion; parking requirements for existing staff and construction contractor personnel; contractors staging areas for materials, construction equipment, trailers, etc.; construction generated noise and impact on the residential neighborhood; and temporary loss of existing parking during the construction period.

(3) Potential conflict between two contractors working on the same site and in the same or nearby physical areas.

(4) The impact on Medical Center operations will be disruptive with the DM&S major project. DVB construction on top of the clinical addition potentially affects the operation of surgery and the intensive care unit on the floor below. DVB construction on top of the nursing home potentially affects patient bedrooms on the floor below. The additional impact of the DVB project on DM&S operations should be thoroughly discussed with DM&S and O/F before proceeding with selection of this option.

c. Other

The analysis prepared for this option does not included consideration of any factors related to DM&S using the DVB space for swing space during the construction period of the DM&S project. That proposal has no affect on the impact discussed above and will be presented to DVB in a separate analysis.

3. Construct a Free-standing Building in the Parking Lot.

This option proposes construction of a free-standing building on the existing parking lot across the street from the main hospital building site. No additional parking is included in the option since there is no available space to provide any additional parking on the site without consideration of land acquisition or construction of structured parking.

This option will cost $2,141,471.

There are several implications associated with this option that are similar to the previous option.

a. Schedule

The schedule information noted in the previous option is the same.

b. Impact of Concurrent Projects Under Construction

(1) Potential overlap of construction period is the same.

(2) The constricted site presents the same problems as noted in the previous option.

(3) Potential conflict between two contractors is slightly less severe since the DVB building would not be in the same physical area as the DM&S project.

(4) Impact on medical center operations should be thoroughly discussed with DM&S and O/F prior to proceeding with selection of this option.

c. Other

(1) There would be a permanent loss of 40 to 80 parking spaces on the VAMC site.

(2) This analysis does not include consideration of any factors related to DM&S using the DVB space for swing space during the construction period of the DM&S project. That proposal has no impact on the impact discussed above and will be presented to DVB in a separate analysis.

BASE CONDITIONS OR ASSUMPTIONS:

1. Relevant to remaining in existing federally-leased space:

a. The VA leases 13,454 square feet of space at 1201 Terminal Way. The fully-serviced rental rate is $9.24 per square foot.

b. The VA could decrease the size of space leased to meet program requirements of 10,974 square feet in December 1991. (assumption)

c. Operating cost data per net square foot in today's dollars:

| | |
|---|---|
| Taxes and insurance: | $ .50 |
| Government management: | .16 |
| Tenant alterations: | .73 |
| Utilities and janitorial services: | 1.75 |

d. VA occupancy will cover a period of 30 years.

2. Relevant to new construction at VAMC Reno:

a. Both build options (vertical addition or on-grade new construction) entail use of approximately 3/4 acres of land. Land values at VAMC Reno are estimated at $300,000 per acre.

b. Operating cost data per net square foot in today's dollars (either build option):

| | |
|---|---|
| Taxes and insurance: | $ .50 |
| Major R/A | 1.43 |
| Government management | .35 |
| Tenant alterations | .73 |
| Utilities and janitorial services | 1.75 |

c. Construction completion is project in 1991 and 1990, respectively, allowing for 27 and 26 years, respectively, of VA occupancy. (assumption)

d. Interim housing cost is calculated at a rate of $10.13 per square foot x 10,974 square feet or $111,000 per year until completion of construction.

e. Estimated construction cost (ECC) is $1,330,000 for vertical addition option, and ECC is $1,374,000 for new space on grade.

## GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
## OFFICE OF FACILITIES PLANNING

## ECONOMIC ANALYSIS

Prospectus: NEW DVB AT RENO No.: 01-22-1987

Present Value Costs:

| Alternative | LEASE | BUILD | BUILD |
|---|---|---|---|
| DATA: Term Used (Years) | 30 | 30 | 30 |
| Occupancy Year | 1987 | 1991 | 1990 |
| Square Feet (Total) | 10,974 | 10,974 | 10,974 |
| Square Feet (Outleased) | 0 | 0 | 0 |
| 1. Net Net Rent | 1,312,424 | 0 | 0 |
| 2. Construction Cost | 0 | 1,164,446 | 1,202,969 |
| 3. Design Cost | 0 | 90,105 | 93,085 |
| 4. Mgmt & Inspection | 0 | 58,222 | 60,148 |
| 5. Land | 0 | 225,000 | 225,000 |
| 6. Less: Building Reversion | 0 | -437,806 | -466,896 |
| 7. Less: Land Reversion | 0 | -88,144 | -88,144 |
| 8. FMV - Building | 0 | 0 | 0 |
| 9. FMV - Land | 0 | 0 | 0 |
| 10. Interim Housing | 0 | 395,092 | 300,898 |
| 11. Repair & Maintenance | 0 | 233,391 | 246,707 |
| 12. Tenant Alterations | 140,192 | 112,554 | 119,143 |
| 13. Service & Utilities | 353,974 | 285,618 | 301,915 |
| 14. Property Taxes & Ins. | 101,136 | 81,605 | 86,261 |
| 15. Property Management | 32,363 | 57,124 | 60,383 |
| 16. Deprec. Expenditures | 62,853 | 0 | 0 |
| 17. Invest. Tax Credits | 0 | 0 | 0 |
| 18. Total Present Value Cost | 2,002,942 | 2,177,207 | 2,141,471 |
| 19. PROPOSAL VALUE | 2,002,942 | 2,002,942 | 2,002,942 |
| 20. PRESENT VALUE COST ADVANTAGE | 0 | 174,265 | 138,529 |
| 21. EQUIV. ANNUAL COST ADVANTAGE | 0 | 14,469 | 11,502 |

Factors Used (Today's Values):

| | | | |
|---|---|---|---|
| 22. Net Rent per OSF (*): | $7.49 | $1.93 | $1.93 |
| 23. Operating Cost per OSF: | $1.75 | $1.75 | $1.75 |
| 24. Construction Costs per GSF: | $0.00 | $130.75 | $135.07 |
| 25. Land Cost: | 0 | 225,000 | 225,000 |
| 26. General Inflation Rate: | 4.00% | 4.00% | 4.00% |
| 27. Construction Inflation Rate: | 0.00% | 4.00% | 4.00% |
| 28. Real Estate Inflation Rate: | 0.00% | 4.00% | 4.00% |
| 29. Discount Rate: | 7.30% | 7.30% | 7.30% |

Date Checks:

| | | | |
|---|---|---|---|
| Today's Date: | 1987 | 1987 | 1987 |
| Present Value Date: | 1987 | 1987 | 1987 |
| Starting Date: | 1987 | 1987 | 1987 |

(*) Net Rent includes Taxes & Insurance and Major R&A.

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT RENO
TATUS QUO

01-22-1987

## ECONOMIC ANALYSIS SUMMARY

| PRESENT VALUES | 10 YRS | 20 YRS | 30 YRS |
|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 |
| 2. Net Net Rent | 579 | 1,002 | 1,312 |
| 3. Major R&A | 0 | 0 | 0 |
| 4. Ten. Alterations | 58 | 105 | 140 |
| 5. Services & Util. | 156 | 270 | 354 |
| 6. R.E. Taxes & Ins. | 45 | 77 | 101 |
| 7. GSA Management | 14 | 25 | 32 |
| 8. Gross Rent | 852 | 1,480 | 1,940 |
| 9. Scheduled Deprec. | 302 | 461 | 557 |
| 10. Less: S.L. Deprec. | 236 | 360 | 435 |
| 11. Excess Deprec. | 66 | 101 | 122 |
| 12. Tax Savings @ 34% | 34 | 52 | 63 |
| 13. Plus: Tax Credits | 0 | 0 | 0 |
| 14. Total Tax Benefits | 34 | 52 | 63 |
| 18. Present Value Cost | 886 | 1,532 | 2,003 |

Input Data File: R.100

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        GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                      OFFICE OF FACILITIES PLANNING

Project: DVB AT RENO                                           01-22-1987
 TATUS QUO

Type of Analysis: Lease
Occupiable SQF:      10,974
Gross SQF:           12,346

Government-Leased Expenses (in today's dollars):
-----------------------------------------------
Net Net Rent per OSF:                               $6.99
Taxes & Ins. per OSF:                               $0.50
Major R&A per OSF:                                  $0.00
                                                 --------
Net Rent per OSF:                                   $7.49

Operating Expenses per OSF:                         $1.75
GSA's Management Cost per OSF:                      $0.16
Tenant Alterations per OSF:                         $0.73
                                                 --------
Total Annual Cost per OSF:                         $10.13

Inflation rate per year (%):                        4.000%
Average Lease Term in Years:                        5.00

Note: The Net Net Rent is assumed to compound at the annual inflation rate,
      but is adjusted only upon the anniversary of each lease period. All
      other expenses are compounded and adjusted every year.
```

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Project: DVB AT RENO                                                      01-22-1987
STATUS QUO

                           THE AUTOMATED PROSPECTUS SYSTEM
                           -------------------------------
Index      Variable                                                          Value
-----      --------                                                          -----
( 1) Project Name [30 char. max]  DVB AT RENO
( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]                    1.00
( 3) Occupiable SQF                                                      10,974.00
( 4) Gross SQF                                                           12,346.00
( 5) Year for Today's Dollars (YY) [87=1987, etc.]                           87.00
( 6) Year for Present Values (YY) [87=1987, etc.]                            87.00
( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                        87.00
( 9) Year Lease Begins (YY) [90=1990, etc.]                                  87.00
(10) No. of Years Leased [<CR>=30]                                           30.00
(11) Net Net Rent per OSF in today's dollars ($)                              6.99
(12) Average Lease Term in Years [<CR>=5]                                     5.00
(47) Taxes & Ins. per OSF in today's dollars ($)                              0.50
(49) GSA's Mgmt Cost per OSF in today's dollars ($)                           0.16
(50) Tenant Alterations per OSF in today's dollars ($)                        0.73
(51) Operating Expenses per OSF in today's dollars ($)                        1.75
(52) General Inflation Rate per year (%) [<CR>=4%]                            4.00
(61) Ownership [1=Indiv.; 2=Prtnrshp; 3=Corp.]                                3.00
(62) Tax Bracket (%) [<CR>=34%]                                              34.00
(63) Remaining Real Property Basis ($)                                1,168,000.00
(64) Real Property Depreciation Life [<CR>=31.5]                             31.50
(65) Real Property Economic Life [<CR>=40]                                   40.00
(66) Furniture, Fixtures & Equipment Basis ($)                           58,000.00
(67) FF&E Depreciation Life in Years [<CR>=7]                                 7.00
(68) FF&E Economic Life in Years [<CR>=12]                                   12.00
(70) 30-Yr Treasury Rate (%) [<CR>=10%]                                       7.30
```

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        GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                       OFFICE OF FACILITIES PLANNING

Project: DVB AT RENO-VERT. ADD.                                     01-22-1987
NEW DVB - VERT. ADD. TO EXISTING BLDG.

                       ECONOMIC ANALYSIS SUMMARY
                       -------------------------

PRESENT VALUES                10 YRS       20 YRS       30 YRS
--------------                ------       ------       ------
 1. Interim Housing              395          395          395
 2. Construction Cost          1,164        1,164        1,164
 3. Design Cost                   90           90           90
 4. Mgmt & Inspection             58           58           58
 5. Land                         225          225          225
 6. Outleasing Income              0            0            0
 7. Major R&A                     72          165          233
 8. Ten. Alterations              30           78          113
 9. Services & Util.              88          202          286
10. R.E. Taxes & Ins.             25           58           82
11. GSA Management                18           40           57
                              ------       ------       ------
12. Total Annual Cost          2,165        2,476        2,703
13. Building Reversion          -949         -645         -438
14. Land Reversion              -165         -120          -88
                              ======       ======       ======
19. Present Value Cost         1,052        1,711        2,177

Input  Data File: R.300
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GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT RENO-VERT. ADD. 01-22-1987
NEW DVB - VERT. ADD. TO EXISTING BLDG.

New Construction Costs:

| | Present Value | Future Value |
|---|---|---|
| Est. Construction Cost (ECC): | $1,164,446 | $1,438,528 |
| Est. Design & Review Cost (EDRC): | $90,105 | $103,740 |
| Est. Mgmt & Inspection Cost (EMIC): | $58,222 | $71,926 |
| Est. Building Cost: | $1,312,772 | $1,614,194 |
| Est. Cost of Land: | $225,000 | $225,000 |
| Est. Total Project Cost: | $1,537,772 | $1,839,194 |
| Est. Building Cost per OSF: | $119.63 | $147.09 |
| Est. Building Cost per GSF: | $106.33 | $130.75 |
| Est. Interim Housing Costs: | $395,092 | $471,357 |

Construction-Period Interest:

| | | |
|---|---|---|
| Treasury Financed: | -$49,580 | at 7.300% |
| FFB Financed: | -$48,668 | at 7.425% |
| Private Sector: | -$27,858 | at 10.300% |

Estimated Market Value at Occupancy:

| | | |
|---|---|---|
| Building: | $1,614,194 | |
| Land: | $263,218 | |
| Construction Interest: | -$27,858 | at 10.300% |
| Estimated Market Value: | $1,849,555 | |

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT RENO-VERT. ADD. 01-22-1987
NEW DVB - VERT. ADD. TO EXISTING BLDG.

Type of Analysis: Construction
Occupiable SQF: 10,974
Gross SQF: 12,346

| Government-Owned Expenses (in today's dollars): | |
|---|---|
| Taxes & Ins. per OSF: | $0.50 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $1.75 |
| Total Annual Cost per OSF: | $4.76 |

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NE[illegible]- VERT. ADD. TO EXISTING BLDG.                                       01-22-1987

                            THE AUTOMATED PROSPECTUS SYSTEM
                            -------------------------------
Index        Variable
-----        --------                                                             Value
                                                                                  -----
( 1) Project Name [30 char. max]  DVB AT RENO-VERT. ADD.
( 2) Type [1-Lease; 2-Build; 3-R&A; 4-Buy; 5-Lease/Option]                         2.00
( 3) Occupiable SQF                                                            10,974.00
( 4) Gross SQF                                                                 12,346.00
( 5) Year for Today's Dollars (YY) [87-1987, etc.]                                87.00
( 6) Year for Present Values (YY) [87-1987, etc.]                                 87.00
( 7) Year Interim Housing Begins (YY) [88-1988, etc.]                             87.00
( 8) Interim Housing Cost per year in today's dollars ($)                     111,000.00
(13) Year of Design Award (YY) [88-1988, etc.]                                    88.00
(14) Year Project Opens (YY) [91-1991, etc.]                                      91.00
(15) No. of Years Occupied [<CR>-30]                                              26.00
(16) Est. Construction Cost (ECC) in today's dollars ($)                    1,330,000.00
(17) Est. Design & Review Cost (EDRC) ($ or % of ECC)                              7.50
(18) Est. Mgmt & Inspection Cost (EMIC) ($ or % of ECC)                            5.00
(19) No. of Years for Design and Construction [<CR>-4]                             2.00
(20) Construction Inflation Rate per year (%) [<CR>-4%]                            4.00
(21) Est. Cost or Value of Land in today's dollars ($)                       225,000.00
(47) Taxes & Ins. per OSF in today's dollars ($)                                   0.50
(48) Major R&A per OSF in today's dollars ($)                                      1.43
(49) GSA's Mgmt Cost per OSF in today's dollars ($)                                0.35
(50) Tenant Alterations per OSF in today's dollars ($)                             0.73
(51) Operating Expenses per OSF in today's dollars ($)                             1.75
(52) General Inflation Rate per year (%) [<CR>-4%]                                 4.00
(58) Projection [1-Inflation; 2-Prev. OMB Formula]                                 1.00
(59) Real Estate Inflation Rate per year (%) [<CR>-4%]                             4.00
(60) Real Estate Obsolescence Factor (%) [<CR>-20%]                               20.00
(70) 30-Yr Treasury Rate (%) [<CR>-10%]                                            7.30
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      [illegible] GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                     OFFICE OF FACILITIES PLANNING

Project: DVB AT RENO                                                01-22-1987
CONSTR. NEW DVB IN PARKING LOT

                    ECONOMIC ANALYSIS SUMMARY
                    -------------------------

PRESENT VALUES              10 YRS      20 YRS      30 YRS
--------------              ------      ------      ------
 1. Interim Housing            301         301         301
 2. Construction Cost        1,203       1,203       1,203
 3. Design Cost                 93          93          93
 4. Mgmt & Inspection           60          60          60
 5. Land                       225         225         225
 6. Outleasing Income            0           0           0
 7. Major R&A                   85         178         247
 8. Ten. Alterations            37          84         119
 9. Services & Util.           104         218         302
10. R.E. Taxes & Ins.           30          62          86
11. GSA Management              21          44          60
                            ------      ------      ------
12. Total Annual Cost        2,158       2,469       2,697
13. Building Reversion      -1,012        -687        -467
14. Land Reversion            -165        -120         -88
                            ======      ======      ======
19. Present Value Cost         982       1,661       2,141

Input  Data File: R.10
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        GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
             [illegible] OFFICE OF FACILITIES PLANNING

Project: DVB AT RENO                                              01-22-1
CONSTR. NEW DVB IN PARKING LOT

New Construction Costs:
----------------------
                                             Present        Future
                                              Value          Value
                                              -----          -----
Est. Construction Cost (ECC):              $1,202,969     $1,486,118
Est. Design & Review Cost (EDRC):             $93,085       $107,172
Est. Mgmt & Inspection Cost (EMIC):           $60,148        $74,306
                                           -----------    -----------
Est. Building Cost:                        $1,356,203     $1,667,596
Est. Cost of Land:                           $225,000       $225,000
                                           -----------    -----------
Est. Total Project Cost:                   $1,581,203     $1,892,596

Est. Building Cost per OSF:                   $123.58        $151.96
Est. Building Cost per GSF:                   $109.85        $135.07

Est. Interim Housing Costs:                  $300,898       $346,498

Construction-Period Interest:
----------------------------
Treasury Financed:                           -$51,220     at  7.300%
FFB Financed:                                -$50,279     at  7.425%
Private Sector:                              -$28,779     at 10.300%

Estimated Market Value at Occupancy:
-----------------------------------
Building:                                  $1,667,596
Land:                                        $253,094
Construction Interest:                       -$28,779     at 10.300%
                                           -----------
Estimated Market Value:                    $1,891,911
```

```
Project: DVB AT RENO                                                   01-22-1987
CONSTR. NEW DVB IN PARKING LOT

                           THE AUTOMATED PROSPECTUS SYSTEM
                           -------------------------------
 ndex        Variable                                                      Value
 -----       --------                                                      -----
 ( 1) Project Name [30 char. max]  DVB AT RENO
 ( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]                  2.00
 ( 3) Occupiable SQF                                                    10,974.00
 ( 4) Gross SQF                                                         12,346.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                         87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                          87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                      87.00
 ( 8) Interim Housing Cost per year in today's dollars ($)             111,000.00
 (13) Year of Design Award (YY) [88=1988, etc.]                             88.00
 (14) Year Project Opens (YY) [91=1991, etc.]                               90.00
 (15) No. of Years Occupied [<CR>=30]                                       27.00
 (16) Est. Construction Cost (ECC) in today's dollars ($)            1,374,000.00
 (17) Est. Design & Review Cost (EDRC) ($ or % of ECC)                       7.50
 (18) Est. Mgmt & Inspection Cost (EMIC) ($ or % of ECC)                     5.00
 (19) No. of Years for Design and Construction [<CR>=4]                      2.00
 (20) Construction Inflation Rate per year (%) [<CR>=4%]                     4.00
 (21) Est. Cost or Value of Land in today's dollars ($)                225,000.00
 (47) Taxes & Ins. per OSF in today's dollars ($)                            0.50
 (48) Major R&A per OSF in today's dollars ($)                               1.43
 (49) GSA's Mgmt Cost per OSF in today's dollars ($)                         0.35
 (50) Tenant Alterations per OSF in today's dollars ($)                      0.73
 (51) Operating Expenses per OSF in today's dollars ($)                      1.75
 (52) General Inflation Rate per year (%) [<CR>=4%]                          4.00
 (58) Projection [1=Inflation; 2=Prev. OMB Formula]                          1.00
 (59) Real Estate Inflation Rate per year (%) [<CR>=4%]                      4.00
 (60) Real Estate Obsolescence Factor (%) [<CR>=20%]                        20.00
 (70) 30-Yr Treasury Rate (%) [<CR>=10%]                                     7.30
```

```
            GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                        OFFICE OF FACILITIES PLANNING

Project: DVB AT RENO                                               01-22-1987
CONSTR. NEW DVB IN PARKING LOT

Type of Analysis: Construction
Occupiable SQF:      10,974
Gross SQF:           12,346

Government-Owned Expenses (in today's dollars):
-----------------------------------------------
Taxes & Ins. per OSF:                                  $0.50
Major R&A per OSF:                                     $1.43
GSA's Management Cost per OSF:                         $0.35
Tenant Alterations per OSF:                            $0.73
Operating Expenses per OSF:                            $1.75
                                                    --------
Total Annual Cost per OSF:                             $4.76
```

## SUMMARY REPORT OF ECONOMIC COST ANALYSIS
## ST. PETERSBURG, FLORIDA DVB COLLOCATION REPORT

PURPOSE: To compare to life cycle costs to collocate DVB functions to new space at VAMC Bay Pines when compared to remaining in the Cramer Federal Office Building, St. Petersburg.

METHODOLOGY: This ECA was prepared in compliance with OMB Circular A-104 using "The Automated Prospectus System."

PROGRAM REQUIREMENTS: 111,864 net usable square feet of space, or 125,847 gross square feet of space.

OPTIONS: 1. Remain in federally-owned space in the Cramer Federal Office Building in downtown St. Petersburg, Florida.

This option will cost $18,668,730.

2. Collocate to VAMC Bay Pines with adequate surface parking.

a. Construct a two-story building at a site adjacent to the east gate entrance to the Bay Pines Medical Center complex. This site would be approximately 5 acres in size and would provide for an estimated 316 surface parking spaces to accommodate the projected level of FTEE as well as visitors. The site would be readily accessible from U.S. Highway Alternate 19 and is so located as there would be minimal interference with the activities of the medical center. No known conflicts with DM&S projects exist if this option is selected.

This option will cost $19,062,210

BASE CONDITIONS AND ASSUMPTIONS:

1. Relevant to remaining in existing federally-owned space.

a. The VA will occupy 111,864 net usable square feet of space in the FOB.

b. The occupancy will cover a period of 30 years.

c. Annual operating cost data per square foot in today's dollars:

| | |
|---|---|
| Taxes And Insurance | $1.09 |
| Government Management | .51 |
| Major R/A | 1.43 |
| Tenant Alterations | .73 |
| Utilities and Janitorial Services | 2.15 |

d. The Cramer Federal Office Building contains 132,000 square feet of space, and GSA estimates the value of the building at $6,800,000 and the site at $1,750,000. These assets are pro-rated to reflect VA occupancy of 84.7% of the FOB.

e. GSA will spend $2,356,000 to upgrade the FOB. (Elevators and asbestos removal).

2. Relevant to new construction at VAMC Bay Pines.

a. The size of a new building is 125,847 gross square feet. The site will consist of 5 acres of land, valued at $130,000 per acre.

b. The occupancy will cover a period of 25 years. (Assumption)

c. Interim housing costs associated with new construction are calculated at $5.91 per square foot or $661,116 per year until completion of construction.

d. Initial space alterations associated with the backfill credit are a one time cost to the Government calculated at $15.00 per square foot X 74,515 square foot or $1,117,725.

e. Operating cost data per net square foot in today's dollars:

| | |
|---|---|
| Taxes and Insurance | $1.09 |
| Government Management | .35 |
| Major R/A | 1.43 |
| Tenant Alterations | .73 |
| Utilities Janitorial Service | 2.15 |

f. The Estimated Cost of Construction (ECC) at the VAMC is $10,446,000.

3. A 30-year treasury rate of 7.3% was used.

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

ECONOMIC ANALYSIS

Prospectus: NEW DVB AT ST. PETERSBURG No.: 02-17-1987

Present Value Costs:
--------------------

| Alternative | EXISTING HOUSING | BUILD |
|---|---|---|
| DATA: Term Used (Years) | 30 | 30 |
| Occupancy Year | 1987 | 1992 |
| Square Feet (Total) | 111,864 | 111,864 |
| Square Feet (Outleased) | 0 | 0 |
| 1. Net Net Rent | 0 | 0 |
| 2. Construction Cost | 0 | 8,531,965 |
| 3. Design Cost | 0 | 707,694 |
| 4. Mgmt & Inspection | 0 | 426,598 |
| 5. Land | 0 | 650,000 |
| 6. Less: Building Reversion | -1,805,182 | -3,681,183 |
| 7. Less: Land Reversion | -580,573 | -254,637 |
| 8. FMV - Building | 5,368,127 | 0 |
| 9. FMV - Land | 1,381,174 | 0 |
| 10. Interim Housing | 0 | 2,818,430 |
| 11. Repair & Maintenance | 2,948,457 | 2,247,507 |
| 12. Tenant Alterations | 3,624,765 | 1,973,501 |
| 13. Service & Utilities | 4,432,996 | 3,379,119 |
| 14. Property Taxes & Ins. | 2,247,426 | 1,713,134 |
| 15. Property Management | 1,051,548 | 550,089 |
| 16. Deprec. Expenditures | 0 | 0 |
| 17. Invest. Tax Credits | 0 | 0 |
| 18. Total Present Value Cost | 18,668,730 | 19,062,210 |
| 19. PROPOSAL VALUE | 18,668,730 | 18,668,730 |
| 20. PRESENT VALUE COST ADVANTAGE | 0 | 393,480 |
| 21. EQUIV. ANNUAL COST ADVANTAGE | 0 | 32,670 |

Factors Used (Today's Values):
------------------------------

| | | |
|---|---|---|
| 22. Net Rent per OSF (*): | $2.52 | $2.52 |
| 23. Operating Cost per OSF: | $2.15 | $2.15 |
| 24. Construction Costs per GSF: | $0.00 | $100.74 |
| 25. Land Cost: | 1,482,000 | 650,000 |
| 26. General Inflation Rate: | 4.00% | 4.00% |
| 27. Construction Inflation Rate: | 0.00% | 4.00% |
| 28. Real Estate Inflation Rate: | 4.00% | 4.00% |
| 29. Discount Rate: | 7.30% | 7.30% |

Date Checks:
-----------

| | | |
|---|---|---|
| Today's Date: | 1987 | 1987 |
| Present Value Date: | 1987 | 1987 |
| Starting Date: | 1987 | 1987 |

(*) Net Rent includes Taxes & Insurance and Major R&A.

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT BAY PINES 02-17-1987
STATUS QUO

## ECONOMIC ANALYSIS SUMMARY

| PRESENT VALUES | 10 YRS | 20 YRS | 30 YRS |
|---|---|---|---|
| 1. Interim Housing | 0 | 0 | 0 |
| 2. Construction Cost | 0 | 0 | 0 |
| 3. Design Cost | 0 | 0 | 0 |
| 4. Mgmt & Inspection | 0 | 0 | 0 |
| 5. Cost of Building | 5,368 | 5,368 | 5,368 |
| 6. Cost of Land | 1,381 | 1,381 | 1,381 |
| 7. Outleasing Income | 0 | 0 | 0 |
| 8. Major R&A | 1,301 | 2,252 | 2,948 |
| 9. Ten. Alterations | 2,784 | 3,269 | 3,625 |
| 10. Services & Util. | 1,955 | 3,386 | 4,433 |
| 11. R.E. Taxes & Ins. | 991 | 1,717 | 2,247 |
| 12. GSA Management | 464 | 803 | 1,052 |
| 13. Total Annual Cost | 14,244 | 18,177 | 21,054 |
| 14. Building Reversion | -3,913 | -2,658 | -1,805 |
| 15. Land Reversion | -1,084 | -793 | -581 |
| 20. Present Value Cost | 9,247 | 14,726 | 18,669 |

Input Data File: BP.350

GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
OFFICE OF FACILITIES PLANNING

Project: DVB AT BAY PINES 02-17-1987
STATUS QUO

Type of Analysis: Purchase
Occupiable SQF: 111,864
Gross SQF: 125,847

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $1.09 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.51 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.15 |
| Total Annual Cost per OSF: | $5.91 |

```
Project: DVB AT BAY PINES                                                  02-17-1987
STATUS QUO

                         THE AUTOMATED PROSPECTUS SYSTEM
                         -------------------------------
  ex         Variable                                                         Value
-----        --------                                                         -----
( 1) Project Name [30 char. max]  DVB AT BAY PINES
( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]                     4.00
( 3) Occupiable SQF                                                      111,864.00
( 4) Gross SQF                                                           125,847.00
( 5) Year for Today's Dollars (YY) [87=1987, etc.]                            87.00
( 6) Year for Present Values (YY) [87=1987, etc.]                             87.00
( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                         87.00
(35) Year of Purchase (YY) [90=1990, etc.]                                    87.00
(36) Year Project Opens (YY) [91=1991, etc.]                                  87.00
(37) No. of Years Occupied [<CR>=30]                                          30.00
(38) Purchase Price in today's dollars ($)                             7,242,000.00
(39) Estimated Value of Building in today's dollars ($)                5,760,000.00
(40) Estimated Value of Land in today's dollars ($)                    1,482,000.00
(47) Taxes & Ins. per OSF in today's dollars ($)                               1.09
(48) Major R&A per OSF in today's dollars ($)                                  1.43
(49) GSA's Mgmt Cost per OSF in today's dollars ($)                            0.51
(50) Tenant Alterations per OSF in today's dollars ($)                         0.73
(51) Operating Expenses per OSF in today's dollars ($)                         2.15
(52) General Inflation Rate per year (%) [<CR>=4%]                             4.00
(53) Initial Space Alteration in today's dollars ($)                   2,356,000.00
(58) Projection [1=Inflation; 2=Prev. OMB Formula]                             1.00
(59) Real Estate Inflation Rate per year (%) [<CR>=4%]                         4.00
(60) Real Estate Obsolescence Factor (%) [<CR>=20%]                           20.00
(70) 30-Yr Treasury Rate (%) [<CR>=10%]                                        7.30
```

```
              GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
                            OFFICE OF FACILITIES PLANNING

Project: DVB AT BAY PINES                                              02-17-1987
CONSTRUCT NEW DVB

                          ECONOMIC ANALYSIS SUMMARY
                          -------------------------

PRESENT VALUES                  10 YRS        20 YRS        30 YRS
--------------                  ------        ------        ------
 1. Interim Housing              2,818         2,818         2,818
 2. Construction Cost            8,532         8,532         8,532
 3. Design Cost                    708           708           708
 4. Mgmt & Inspection              427           427           427
 5. Land                           650           650           650
 6. Outleasing Income                0             0             0
 7. Major R&A                      600         1,551         2,248
 8. Ten. Alterations             1,132         1,618         1,974
 9. Services & Util.               901         2,332         3,379
10. R.E. Taxes & Ins.              457         1,182         1,713
11. GSA Management                 147           380           550
                                ------        ------        ------
12. Total Annual Cost           16,372        20,198        22,998
13. Building Reversion          -7,979        -5,419        -3,681
14. Land Reversion                -476          -348          -255
                                ======        ======        ======
19. Present Value Cost           7,918        14,431        19,062

Input  Data File: BP.10
```

## GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
## OFFICE OF FACILITIES PLANNING

Project: DVB AT BAY PINES 02-17-1987
CONSTRUCT NEW DVB

### New Construction Costs:

| | Present Value | Future Value |
|---|---|---|
| Est. Construction Cost (ECC): | $8,531,965 | $11,298,393 |
| Est. Design & Review Cost (EDRC): | $707,694 | $814,788 |
| Est. Mgmt & Inspection Cost (EMIC): | $426,598 | $564,920 |
| Est. Building Cost: | $9,666,256 | $12,678,101 |
| Est. Cost of Land: | $650,000 | $650,000 |
| Est. Total Project Cost: | $10,316,256 | $13,328,101 |
| Est. Building Cost per OSF: | $86.41 | $113.33 |
| Est. Building Cost per GSF: | $76.81 | $100.74 |
| Est. Interim Housing Costs: | $2,818,430 | $3,483,779 |

### Construction-Period Interest:

| | | |
|---|---|---|
| Treasury Financed: | $520,769 | at 7.300% |
| FFB Financed: | $544,277 | at 7.425% |
| Private Sector: | $1,090,948 | at 10.300% |

### Estimated Market Value at Occupancy:

| | | |
|---|---|---|
| Building: | $12,678,101 | |
| Land: | $790,824 | |
| Construction Interest: | $1,090,948 | at 10.300% |
| Estimated Market Value: | $14,559,873 | |

## GENERAL SERVICES ADMINISTRATION/PUBLIC BUILDINGS SERVICE
## OFFICE OF FACILITIES PLANNING

Project: DVB AT BAY PINES 02-17-1987
CONSTRUCT NEW DVB

Type of Analysis: Construction
Occupiable SQF: 111,864
Gross SQF: 125,847

Government-Owned Expenses (in today's dollars):

| | |
|---|---|
| Taxes & Ins. per OSF: | $1.09 |
| Major R&A per OSF: | $1.43 |
| GSA's Management Cost per OSF: | $0.35 |
| Tenant Alterations per OSF: | $0.73 |
| Operating Expenses per OSF: | $2.15 |
| Total Annual Cost per OSF: | $5.75 |

```
Project: DVB AT BAY PINES                                               02-17-1987
CONSTRUCT NEW DVB

                          THE AUTOMATED PROSPECTUS SYSTEM
                          -------------------------------
Index        Variable                                                        Value
- ---        --------                                                        -----
 ( 1) Project Name [30 char. max]  DVB AT BAY PINES
 ( 2) Type [1=Lease; 2=Build; 3=R&A; 4=Buy; 5=Lease/Option]                   2.00
 ( 3) Occupiable SQF                                                    111,864.00
 ( 4) Gross SQF                                                         125,847.00
 ( 5) Year for Today's Dollars (YY) [87=1987, etc.]                          87.00
 ( 6) Year for Present Values (YY) [87=1987, etc.]                           87.00
 ( 7) Year Interim Housing Begins (YY) [88=1988, etc.]                       87.00
 ( 8) Interim Housing Cost per year in today's dollars ($)              643,200.00
 (13) Year of Design Award (YY) [88=1988, etc.]                              88.00
 (14) Year Project Opens (YY) [91=1991, etc.]                                92.00
 (15) No. of Years Occupied [<CR>=30]                                        25.00
 (16) Est. Construction Cost (ECC) in today's dollars ($)            10,446,000.00
 (17) Est. Design & Review Cost (EDRC) ($ or % of ECC)                        7.50
 (18) Est. Mgmt & Inspection Cost (EMIC) ($ or % of ECC)                      5.00
 (19) No. of Years for Design and Construction [<CR>=4]                       4.00
 (20) Construction Inflation Rate per year (%) [<CR>=4%]                      4.00
 (21) Est. Cost or Value of Land in today's dollars ($)                 650,000.00
 (47) Taxes & Ins. per OSF in today's dollars ($)                             1.09
 (48) Major R&A per OSF in today's dollars ($)                                1.43
 (49) GSA's Mgmt Cost per OSF in today's dollars ($)                          0.35
 (50) Tenant Alterations per OSF in today's dollars ($)                       0.73
 (51) Operating Expenses per OSF in today's dollars ($)                       2.15
 (52) General Inflation Rate per year (%) [<CR>=4%]                           4.00
 (53) Initial Space Alteration in today's dollars ($)                 1,118,000.00
    8) Projection [1=Inflation; 2=Prev. OMB Formula]                          1.00
 (59) Real Estate Inflation Rate per year (%) [<CR>=4%]                       4.00
 (60) Real Estate Obsolescence Factor (%) [<CR>=20%]                         20.00
 (70) 30-Yr Treasury Rate (%) [<CR>=10%]                                      7.30
```

Office of the
Administrator
of Veterans Affairs

Washington DC 20420

Veterans
Administration

May 8, 1987

Honorable Terence C. Golden
Administrator
General Services Administration
General Services Building
18th and F Streets, N. W.
Washington, D. C. 20405

Dear Mr. Golden:

For some time, staff from the VA and GSA have been developing a program to colocate VA regional offices with VA medical centers on medical center property. I am requesting your support in expediting efforts to determine the best implementation method.

Since 1983, we have pursued a colocation program to improve our service to the Nation's veterans and make better use of VA-owned land and buildings. The enactment of P.L. 99-576, The Veterans' Benefits Improvement and Health-Care Authorization Act of 1986, required us to submit at least seven colocation proposals by March 1, 1987. In cooperation with your staff, we were able to identify and submit five colocation projects to the Congress on April 3, 1987. They were:

VARO Little Rock, Arkansas
VARO Montgomery, Alabama
VARO Newark, New Jersey
VARO New York, New York
VAM&ROC Wichita, Kansas

As the enclosed letter of April 9, 1987, from the Chairman, House Veterans' Affairs Committee and our reply indicate, we need to identify additional colocation projects for submission to Congress. Our analyses under the GSA Automated Prospectus System have identified projects that, with a sound evaluation of GSA's backfill potential, will permit VA submission of a number of these projects.

Our staffs have had discussions on this subject over the years, particularly in reference to your identification and quantification of potential backfill on VA vacated space and any other impact on GSA as a result of the colocation program. On April 15, 1987, GSA, VA and Office of Management and Budget representatives met to discuss the issues involved in analyzing each colocation project. Principally, what is needed to complete the life cycle present value cost comparisons are:

a. Accurate long-range housing plans for each community where colocation is proposed to determine backfill potential.

b. The time frames, levels and costs associated with planned and/or projected improvements, renovations or replacements in current housing.

c. Other quantifiable aspects GSA can identify on existing housing conditions and backfill potential.

We regard colocation as beneficial to the VA, GSA, and the Federal Government as a whole, and we look forward to further progress in cooperation with GSA.

Sincerely,

/S/

THOMAS K. TURNAGE
Administrator

Enclosures

**Office of the Chief**
**Benefits Director**

Washington D.C. 20420

**Veterans**
**Administration**

May 7, 1987

In Reply Refer To:
20/201B

Mr. William J. Diamond
Regional Administrator
General Services Administration
Region 2
26 Federal Plaza
New York, NY 10278

Dear Mr. Diamond:

The VA (Veterans Administration) is exploring the possibilities and ramifications of colocating a number of our regional offices onto the grounds of VA-owned medical centers.

At the request of the Office of Management and Budget, we are reviewing each potential project's impact on Federal Government costs and operations. To do this, we have obtained from GSA Central Office the amounts of GSA-leased and owned space nationwide through a January 1987 copy of the "PBS Building Inventory." This data was used in an initial attempt to determine backfill potential for a number of our colocation projects. To refine this data and fully perform Life Cycle Costing under the GSA, Office of Facilities Planning, Automated Prospectus System, we request specific information/data for the following locations:

| City/State | Leased Space as Shown on PBS Report |
|---|---|
| Boston, Massachusetts | 337,418 |
| Hartford, Connecticut | 82,803 |
| Manchester, New Hampshire | 0 |

The data requested are:

a. The current and long-range Housing Plans.

b. Current amount of leased occupiable square footage and personnel housed.

(1) Exclude leased space and personnel which are site specific because of mission requirements, e.g., U. S. Customs Houses.

(2) List each excluded building and/or portion of building by name, address and amount of space excluded.

c. Estimate the backfill potential if VA vacates the Department of Veterans Benefits space at:

J. F. Kennedy Federal Building
Government Center
Boston, MA
GSA Building No.: MA0131ZZ

Abraham A. Ribicoff FB-CTHSE
450 Main Street
Hartford, CT
GSA Building No.: CT0053ZZ

Norris Cotton Building
275 Chestnut Street
Manchester, NH
GSA Building No.: NH0037ZZ

d. Planned and/or projected renovation costs for building locations cited above for the next 30 years (Life Cycle Costing). Please provide detailed information as to project scope and estimated costs.

We request this data by June 1, 1987, so we may continue our planning, and address the Administration and Congressional questions related to this program. Questions on this request may be addressed to Director, Resource Allocation Staff (201B), on FTS 373-3380.

Your cooperation and assistance are appreciated.

Sincerely yours,

/S/

R. J. VOGEL
Chief Benefits Director

201B/20 JCA:ssg

**Office of the Chief**
**Benefits Director**

Washington D.C. 20420

**Veterans**
**Administration**

May 7, 1987

In Reply Refer To:
20/201B

Mr. George P. Cordes
Regional Administrator
General Services Administration
Region 3
Federal Building and U. S. Post Office
Ninth and Market Streets
Philadelphia, PA 19107

Dear Mr. Cordes:

The VA (Veterans Administration) is exploring the possibilities and ramifications of colocating a number of our regional offices onto the grounds of VA-owned medical centers.

At the request of the Office of Management and Budget, we are reviewing each potential project's impact on Federal Government costs and operations. To do this, we have obtained from GSA Central Office the amounts of GSA-leased and owned space nationwide through a January 1987 copy of the "PBS Building Inventory." This data was used in an initial attempt to determine backfill potential for a number of our colocation projects. To refine this data and fully perform Life Cycle Costing under the GSA, Office of Facilities Planning, Automated Prospectus System, we request specific information/data for the following location:

| City/State | Leased Space as Shown on PBS Report |
|---|---|
| Roanoke, Virginia | 11,780 |

The data requested are:

a. The current and long-range Housing Plans.

b. Current amount of leased occupiable square footage and personnel housed.

(1) Exclude leased space and personnel which are site specific because of mission requirements, e.g., U. S. Customs Houses.

(2) List each excluded building and/or portion of building by name, address and amount of space excluded.

*"America is #1—Thanks to our Veterans"*

c. Estimate the backfill potential if VA vacates the Department of Veterans Benefits space at:

POFF Federal Building
210 Franklin Road, SW
Roanoke, VA
GSA Building No.: VA0095ZZ

d. Planned and/or projected renovation costs for building locations cited above for the next 30 years (Life Cycle Costing). Please provide detailed information as to project scope and estimated costs.

We request this data by June 1, 1987, so we may continue our planning, and address the Administration and Congressional questions related to this program. Questions on this request may be addressed to Director, Resource Allocation Staff (201B), on FTS 373-3380.

Your cooperation and assistance are appreciated.

Sincerely yours,

/S/

R. J. VOGEL
Chief Benefits Director

201B/20 JCA:ssg

**Office of the Chief Benefits Director** Washington, D.C. 20420

**Veterans Administration**

May 7, 1987

In Reply Refer To:
20/201B

Mr. Donald F. Layfield
Regional Administrator
General Services Administration
Region 4
Richard B. Russell FB-CT
75 Spring Street, SW
Atlanta, GA 30303

Dear Mr. Layfield:

The VA (Veterans Administration) is exploring the possibilities and ramifications of colocating a number of our regional offices onto the grounds of VA-owned medical centers.

At the request of the Office of Management and Budget, we are reviewing each potential project's impact on Federal Government costs and operations. To do this, we have obtained from GSA Central Office the amounts of GSA-leased and owned space nationwide through a January 1987 copy of the "PBS Building Inventory." This data was used in an initial attempt to determine backfill potential for a number of our colocation projects. To refine this data and fully perform Life Cycle Costing under the GSA, Office of Facilities Planning, Automated Prospectus System, we request specific information/data for the following locations:

| City/State | Leased Space as Shown on PBS Report |
|---|---|
| St. Petersburg, Florida | 86,515 |
| Winston-Salem, North Carolina | 7,000 |
| Columbia, South Carolina | 34,127 |

The data requested are:

a. The current and long-range Housing Plans.

b. Current amount of leased occupiable square footage and personnel housed.

(1) Exclude leased space and personnel which are site specific because of mission requirements, e.g., U. S. Customs Houses.

(2) List each excluded building and/or portion of building by name, address and amount of space excluded.

c. Estimate the backfill potential if VA vacates the Department of Veterans Benefits space at:

William C. Cramer FB
144 First Avenue South
St. Petersburg, FL
GSA Building No.: FL0080ZZ

251 N. Main Street
Winston-Salem, NC
GSA Building No.: NC0113ZZ

1801 Assembly Street
Columbia, SC
GSA Building No.: SC0020ZZ

d. Planned and/or projected renovation costs for building locations cited above for the next 30 years (Life Cycle Costing). Please provide detailed information as to project scope and estimated costs.

We request this data by June 1, 1987, so we may continue our planning, and address the Administration and Congressional questions related to this program. Questions on this request may be addressed to Director, Resource Allocation Staff (201B), on FTS 373-3380.

Your cooperation and assistance are appreciated.

Sincerely yours,

/S/

R. J. VOGEL
Chief Benefits Director

201B/20 JCA:ssg

**Office of the Chief**
**Benefits Director**

Washington, D.C. 20420

**Veterans**
**Administration**

May 7, 1987

In Reply Refer To:
20/201B

Mr. Richard G. Austin
Regional Administrator
General Services Administration
Region 5
John C. Kluczynski Federal Building
230 S. Dearborn Street
Chicago, IL 60604

Dear Mr. Austin:

The VA (Veterans Administration) is exploring the possibilities and ramifications of colocating a number of our regional offices onto the grounds of VA-owned medical centers.

At the request of the Office of Management and Budget, we are reviewing each potential project's impact on Federal Government costs and operations. To do this, we have obtained from GSA Central Office the amounts of GSA-leased and owned space nationwide through a January 1987 copy of the "PBS Building Inventory." This data was used in an initial attempt to determine backfill potential for a number of our colocation projects. To refine this data and fully perform Life Cycle Costing under the GSA, Office of Facilities Planning, Automated Prospectus System, we request specific information/data for the following locations:

| City/State | Leased Space as Shown on PBS Report |
|---|---|
| Chicago, Illinois | 1,112,206 |
| Cleveland, Ohio | 233,233 |
| Detroit, Michigan | 571,009 |
| Indianapolis, Indiana | 223,279 |
| Minneapolis/St. Paul, Minnesota | 249,813 |

The data requested are:

a. The current and long-range Housing Plans.

b. Current amount of leased occupiable square footage and personnel housed.

(1) Exclude leased space and personnel which are site specific because of mission requirements, e.g., U. S. Customs Houses.

(2) List each excluded building and/or portion of building by name, address and amount of space excluded.

c. Estimate the backfill potential if VA vacates the Department of Veterans Benefits space at:

Federal Building
536 S. Clark Street
Chicago, IL 60605
GSA Building No.: IL0054ZZ

A. J. Celebrezze FB
1240 E. Ninth Street
Cleveland, OH 44308
GSA Building No.: OH0192ZZ

P. V. McNamara FB
477 Michigan Avenue
Detroit MI 48226
GSA Building No.: MI0131MC

Minton-Capehart FB
575 N. Pennsylvania
Indianapolis, IN
GSA Building No.: IN0133ZZ

B. H. Whipple FB
Fort Snelling
St. Paul, MN 55111
GSA Building No.: MN0086ZZ

d. Planned and/or projected renovation costs for building locations cited above for the next 30 years (Life Cycle Costing). Please provide detailed information as to project scope and estimated costs.

We request this data by June 1, 1987, so we may continue our planning, and address the Administration and Congressional questions related to this program. Questions on this request may be addressed to Director, Resource Allocation Staff (201B), on FTS 373-3380.

Your cooperation and assistance are appreciated.

Sincerely yours,

/S/

R. J. VOGEL
Chief Benefits Director

201B/20 JCA:ssg

Office of the Chief
Benefits Director

Washington D.C. 20420

Veterans
Administration

May 7, 1987

In Reply Refer To
20/201B

Mr. John B. Platt
Regional Administrator
General Services Administration
Region 6
Federal Building
1500 East Bannister Road
Kansas City, MO 64131

Dear Mr. Platt:

The VA (Veterans Administration) is exploring the possibilities and ramifications of colocating a number of our regional offices onto the grounds of VA-owned medical centers.

At the request of the Office of Management and Budget, we are reviewing each potential project's impact on Federal Government costs and operations. To do this, we have obtained from GSA Central Office the amounts of GSA-leased and owned space nationwide through a January 1987 copy of the "PBS Building Inventory." This data was used in an initial attempt to determine backfill potential for a number of our colocation projects. To refine this data and fully perform Life Cycle Costing under the GSA, Office of Facilities Planning, Automated Prospectus System, we request specific information/data for the following locations:

| City/State | Leased Space as Shown on PBS Report |
|---|---|
| Des Moines, Iowa | 15,210 |
| Lincoln, Nebraska | 10,124 |
| St. Louis, Missouri | 544,926 |

The data requested are:

a. The current and long-range Housing Plans.

b. Current amount of leased occupiable square footage and personnel housed.

(1) Exclude leased space and personnel which are site specific because of mission requirements, e.g., U. S. Customs Houses.

(2) List each excluded building and/or portion of building by name, address and amount of space excluded.

c. Estimate the backfill potential if VA vacates the Department of Veterans Benefits space at:

Federal Building
210 Walnut Street
Des Moines, IA
GSA Building No.: IA0112ZZ

Robert Denney FB&CT
100 Centennial Mall North
Lincoln, NE
GSA Building No.: NE0531ZZ

Federal Office Building
1520 Market Street
St. Louis, MO
GSA Building No.: MO0111ZZ

d. Planned and/or projected renovation costs for building locations cited above for the next 30 years (Life Cycle Costing). Please provide detailed information as to project scope and estimated costs.

We request this data by June 1, 1987, so we may continue our planning, and address the Administration and Congressional questions related to this program. Questions on this request may be addressed to Director, Resource Allocation Staff (201B), on FTS 373-3380.

Your cooperation and assistance are appreciated.

Sincerely yours,

/S/

R. J. VOGEL
Chief Benefits Director

201B/20 JCA:ssg

**Office of the Chief
Benefits Director**

Washington D.C. 20420

**Veterans
Administration**

May 7, 1987

In Reply Refer To:
20/201B

Mr. J. Fike Godfrey
Regional Administrator
General Services Administration
Region 7
819 Taylor Street
Fort Worth, TX 76102

Dear Mr. Godfrey:

The VA (Veterans Administration) is exploring the possibilities and ramifications of colocating a number of our regional offices onto the grounds of VA-owned medical centers.

At the request of the Office of Management and Budget, we are reviewing each potential project's impact on Federal Government costs and operations. To do this, we have obtained from GSA Central Office the amounts of GSA-leased and owned space nationwide through a January 1987 copy of the "PBS Building Inventory." This data was used in an initial attempt to determine backfill potential for a number of our colocation projects. To refine this data and fully perform Life Cycle Costing under the GSA, Office of Facilities Planning, Automated Prospectus System, we request specific information/data for the following locations:

| City/State | Leased Space as Shown on PBS Report |
|---|---|
| Fargo, North Dakota | 12,488 |
| Houston, Texas | Leased Space |

The data requested are:

a. The current and long-range Housing Plans.

b. Current amount of leased occupiable square footage and personnel housed.

(1) Exclude leased space and personnel which are site specific because of mission requirements, e.g., U. S. Customs Houses.

(2) List each excluded building and/or portion of building by name, address and amount of space excluded.

2.

Mr. J. Fike Godfrey

c. Estimate the backfill potential if VA vacates the Department of Veterans Benefits space at:

Federal Building & Court House
655 1st Avenue N.
Fargo, ND
GSA Building No.: ND0006ZZ

International Trade Center
2515 Murworth Drive
Houston, TX
GSA Building No.: TX1500ZZ

d. Planned and/or projected renovation costs for building locations cited above for the next 30 years (Life Cycle Costing). Please provide detailed information as to project scope and estimated costs.

We request this data by June 1, 1987, so we may continue our planning, and address the Administration and Congressional questions related to this program. Questions on this request may be addressed to Director, Resource Allocation Staff (201B), on FTS 373-3380.

Your cooperation and assistance are appreciated.

Sincerely yours,

/S/

R. J. VOGEL
Chief Benefits Director

201B/20 JCA:ssg

**Office of the Chief**
**Benefits Director**

Washington D.C. 20420

**Veterans**
**Administration**

May 7, 1987

In Reply Refer To
20/201B

Mr. Edwin W. Thomas
Regional Administrator
General Services Administration
Region 9
525 Market Street
San Francisco, CA 94105

Dear Mr. Thomas:

The VA (Veterans Administration) is exploring the possibilities and ramifications of colocating a number of our regional offices onto the grounds of VA-owned medical centers.

At the request of the Office of Management and Budget, we are reviewing each potential project's impact on Federal Government costs and operations. To do this, we have obtained from GSA Central Office the amounts of GSA-leased and owned space nationwide through a January 1987 copy of the "PBS Building Inventory." This data was used in an initial attempt to determine backfill potential for a number of our colocation projects. To refine this data and fully perform Life Cycle Costing under the GSA, Office of Facilities Planning, Automated Prospectus System, we request specific information/data for the following locations:

| City/State | Leased Space as Shown on PBS Report |
|---|---|
| Boise, Idaho | 171,625 |
| Los Angeles, California | 924,913 |
| Phoenix, Arizona | Leased Space |
| Reno, Nevada | Leased Space |

The data requested are:

a. The current and long-range Housing Plans.

b. Current amount of leased occupiable square footage and personnel housed.

(1) Exclude leased space and personnel which are site specific because of mission requirements, e.g., U. S. Customs Houses.

(2) List each excluded building and/or portion of building by name, address and amount of space excluded.

c. Estimate the backfill potential if VA vacates the Department of Veterans Benefits space at:

Federal Building & Court House
550 West Fort
Boise, ID
GSA Building No.: ID0025ZZ

Federal Building and U. S. Post Office
11000 Wilshire Boulevard
Los Angeles, CA
GSA Building No.: CA0168ZZ

S. Arizona Bank Plaza
3225 N. Central Avenue
Phoenix, AZ
GSA Building No.: AZ5197ZZ

1201 Terminal Way Building
1201 Terminal Way
Reno, NV
GSA Building No.: NV6075ZZ

d. Planned and/or projected renovation costs for building locations cited above for the next 30 years (Life Cycle Costing). Please provide detailed information as to project scope and estimated costs.

We request this data by June 1, 1987, so we may continue our planning, and address the Administration and Congressional questions related to this program. Questions on this request may be addressed to Director, Resource Allocation Staff (201B), on FTS 373-3380.

Your cooperation and assistance are appreciated.

Sincerely yours,

/S/

R. J. VOGEL
Chief Benefits Director

201B/20 JCA:ssg

## RENT

## FY 1987/FY 1988

|  | FY 1987 | FY 1988 | DIFFERENCE DOLLARS | PERCENTAGE INCREASE |
|---|---|---|---|---|
| CHICAGO | $1,025,000 | $1,248,000 | $223,000 | 21.8 |
| HOUSTON | 1,164,000 | 1,369,000 | 205,000 | 17.6 |
| LITTLE ROCK | 541,000 | 634,000 | 93,000 | 17.2 |
| LOS ANGELES | 3,093,000 | 3,570,000 | 477,000 | 15.4 |
| MONTGOMERY | 512,000 | 600,000 | 88,000 | 17.2 |
| NEWARK | 683,000 | 806,000 | 123,000 | 18.0 |
| NEW YORK | 2,685,000 | 3,497,000 | 812,000 | 30.2 |
| ST. PAUL | 1,858,000 | 2,120,000 | 262,000 | 14.1 |
| St. PETERSBURG | 1,241,000 | 1,446,000 | 205,000 | 16.5 |
| WICHITA | 346,000 | 385,000 | 39,000 | 11.3 |

JUN 29 1987

Honorable Lane Evans
Chairman
Subcommittee on Oversight and
Investigations
Committee on Veterans' Affairs
House of Representatives
Washington, D. C. 20515

Dear Mr. Chairman:

As requested in the Subcommittee on Oversight and Investigations Hearing of May 14, 1987, on Colocation of VA Regional Offices onto Medical Center Grounds, enclosed are the Veterans Administration requests and General Services Administration replies for housing plans, estimated backfill potential and planned/projected renovation costs for 17 sites occupied by the Department of Veterans Benefits.

Sincerely,

THOMAS K. TURNAGE
Administrator

Enclosures

cc: ✓008
203C4

General Services Administration
Boston Federal Office Building
10 Causeway Street
Boston, MA 02222

JUN 4 1987

Mr. R.J. Vogel
Chief Benefits Director
Veterans Administration
Washington, D.C. 20420

Ref: 20/201b

Dear Mr. Vogel:

This replies to your letter of May 7, 1987 regarding potential collocation of Veterans Administration activities in Hartford, Connecticut, Boston, Massachusetts and Manchester, New Hampshire. At your request, we are providing information on our current space assignments in these communities, future space plans, potential backfill options, and projected repair and alteration (R&A) costs for specific buildings.

Recent community summaries are enclosed to describe our current housing plans for these communities.

Excerpts from our computer data base on space assignments by location as of May 1, 1987 are enclosed. Please note that the assignments indicated for Boston reflect the fact that we are in the midst of moves associated with the initial occupancy of the new Federal Building and disposal of the Custom House. Thus the space assignments include areas reserved for future moves (C/E Code '3') as well as some leased space pending termination.

The above list has been annotated to indicate Government-owned space (G), general purpose leased space (L), general purpose leased space to be terminated in the near future (L-T), and special location or special purpose leased space to be retained (L-SP).

With respect to backfill potential in Boston once the current round of agency relocations is completed, we have two large assignments remaining in general purpose leased space. These are elements of the Environmental Protection Agency and Internal Revenue Service, both about 30,000 square feet each. These are planned for backfill to the J.F. Kennedy Federal Building at the completion of a major R&A project tentatively scheduled for the 1989-92 period. Other agency assignments expected to be available for potential backfill are the U.S. Geological Survey (9000 square feet) and the Small Business Administration (7900 square feet). In addition, plans to dispose of our Waltham Federal Center (about 12 miles west of Boston) after the U.S. Army Corps of Engineers relocates to space it proposes to construct for itself will result in a residual GSA requirement to house about 66,000 square feet of other agency assignments.

There is ample backfill potential for the A.A. Ribicoff Federal Building in Hartford, Connecticut from the 68,243 square feet of space currently leased in the city.

There is only about 4000 square feet of potential backfill from current leased space in Manchester, New Hampshire for the Norris Cotton Federal Building.

Copies of our Repair and Alteration Work Item Inventories for these three buildings are enclosed. For the purpose of estimating long-range major R&A costs for Life Cycle Cost analyses, we currently use an annual average value of $1.43 per occupiable square foot.

If you need additional information in this regard, please do not hesitate to call Mr. John S. McNaughton, Director, Boston Real Estate Office at FTS 835-5820.

Sincerely,

WILLIAM J. DIAMOND
Regional Administrator

Enclosures

## COMMUNITY SUMMARY

## HARTFORD, CONNECTICUT

Hartford is the capital of the state of Connecticut and the central city of the Hartford Metropolitan Statistical Area (MSA), which includes 37 adjacent communities. The population of Hartford declined 13 percent from 1970 (158,017) to 1980 (136,392), while the MSA population increased to 726,114 in 1980.

There is a total of 378,463 occupiable square feet (OSF) of space provided by GSA in two Government-owned and four leased buildings in Hartford. Government-owned space contains 310,220 OSF (82 percent of total) and leased space contains 68,243 OSF (18 percent of total). Of the total 1513 Federal employees housed in GSA space, 1078 (71 percent) are in Government-owned space and 435 (29 percent) are in leased space.

The William R. Cotter Federal Building at 135 High Street provides 112,836 OSF for 429 personnel. This is a converted Postal building. The main tenant is the IRS with 80,177 OSF.

The Abraham A. Ribicoff Federal Building U.S. Courthouse at 450 Main Street provides 197,384 OSF for 649 personnel. The main tenants are the Judiciary (40,170 OSF), Justice Department agencies (44,934 OSF) and Veterans Administration (33,194 OSF). The courts have an expansion requirement for 21,100 OSF and additional parking is required.

GSA leases 68,243 OSF at four locations in Hartford. The major tenants in leased space are Defense Department agencies (26,475 OSF), Department of Housing and Urban Development (17,750 OSF), and Small Business Administration (7750 OSF).

There is a current space request from the Defense Department for 3000 OSF of additional space in Hartford.

At the end of 1986, there were 7.8 million SF of office space in Hartford of which 760,000 SF were available for a vacancy rate of just under 10 percent. The bulk of this office space (5.8 million SF) was in Class A buildings constructed since 1960, which had a vacancy rate of 6.6 percent. The absorption rate for 1986 was 650,000 SF.

Rental rates for Class A space in Hartford were in the $14.50-28.00/SF range and Class B (renovated) space in the $11.75-21.50/SF range.

Nearly 2 million SF are under construction with rental rates up to $30/SF. Space demand has easily kept up with rapid office construction in Hartford which increased total rentable office space from 4.7 million SF in 1982 to 7.8 million in 1986. These growth trends are expected to continue.

The strategy for housing Federal agencies is Hartford is for continued occupancy of the Cotter and Ribicoff Federal buildings with an extension of the latter to provide additional court space and parking.

GSA will continue to lease space in Hartford for about 18 percent of the total GSA space assignments.

The Ribicoff Federal Building lacks fire sprinklers in upper stories which is a fire safety deficiency. GSA proposes to install sprinklers in this area as well as new ceilings and lighting fixtures to improve building safety, appearance and operating efficiency.

The Courts require three new courtrooms in Hartford. Currently there are two active and two senior District Judges housed in the Ribicoff building. Two judges occupy non-standard size courtrooms which are planned for future use by a visiting judge and magistrate. The new courtrooms will be occupied by one of the current judges, a magistrate and a new District judge (proposed in HR.373/S.188). Space for these new courtrooms, chambers, adjunct facilities, other court offices, and court library will be provided in an extension to the existing building over the rear exterior parking lot. Additional interior parking will be provided by this project.

GSA proposes to continue to lease space for Defense Department agencies in Hartford once the current lease at 96 Murphy Road expires in 1989. This 26,475 square foot asignment has an excellent utilization rate of 122 square feet per person.

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## COMMUNITY SUMMARY

## BOSTON, MASSACHUSETTS

The City of Boston is the capital of Massachusetts and the central city of the Boston Metropolitan Statistical Area (MSA) which includes 90 adjacent communities. The population of Boston declined 12 percent from 1970 (641,071 to 1980 (562,994) while the MSA population increased to 2.76 million by 1980. Current estimates indicate that the city's population has increased to over 600,000.

There were a total of 2,231,028 occupiable square feet (OSF) of space provided by GSA in 8 Government-owned and 19 leased buildings in Boston as of February 1987. Government-owned space contained 1,898,013 OSF (85 percent of total) and leased space contained 333,015 OSF (15 percent of total). Government-owned space included 6834 OSF assigned in USPS-owned facilities. Of the total 9534 Federal employees housed in GSA space, 8207 ( 86 percent) were in Government-owned space and 1327 (14 percent percent) were in leased space.

The U.S. Custom House at 8 McKinley Square is scheduled for disposal in FY1987. Tenant relocation is in progress.

The J.W. McCormack Post Office and Courthouse at Post Office Square provides 388,747 OSF for 1122 personnel of various Federal agencies. Major court and Justice Department expansion is planned.

The J.F. Kennedy Federal Building at Government Center provides 669,488 OSF housing 3382 personnel. Major safety enhancements and modernization of this multi-tenant building are planned.

The new Federal Building at 10 Causeway Street provides 591,794 OSF to house 2549 personnel. Initial occupancy began in 1986.

The Capt. J.F. Williams Coast Guard Building at 408 Atlantic Avenue provides 41307 OSF for 583 personnel. The U.S.C.G. District headquarters is the major tenant of this recently renovated building.

The V.A. Outpatient Clinic at 17 Court Street provides 80723 OSF for 465 personnel. This building is being retained pending relocation of tenant to new facility to be constructed by V.A.

The GSA Motor Pool at 1 Msgr. O'Brien Blvd. provides 17598 OSF and 252 outside parking spaces. This facility is proposed for disposal.

The J.F. Kennedy Library at Columbia Point provides 72,168 OSF with design in progress for a building extension of 20,000 OSF funded through NARA.

Outside the City of Boston, the main GSA-owned space is at the Waltham Federal Center at 424 Trapelo Road in Waltham about 12 miles west of Boston. This complex includes a former U.S. Army hospital constructed during World War II and now used as a Federal Center with 230,525 OSF in scattered buildings to house 868 Federal employees. The main tenant is the U.S. Army Corps of Engineers which has proposed to construct a new building to house its own activities at one of a number of alternative locations.

Also at the 80 acre Waltham Federal Center site is the Federal Records Center, constructed in 1966 and currently being expanded to 132,000 OSF.

GSA also owns a group of three warehouse buildings with 38,844 OSF in Watertown, MA. This property is planned for disposal once the site is decontaminated.

The majority of GSA-leased space has been located in the downtown Central Business District of Boston. Most of this leased space is being released as agencies complete moves into the new Boston Federal Building or other Government-owned space.

Leased space to remain in Boston after FY1987 will total about 124,306 OSF including the following:

--FDA Laboratory (30382 OSF) pending relocation to FDA-owned facility and leased space in the Winchester, MA area.
--Armed Forces Recruiting offices* (4323 OSF)
--SSA local offices* (17522 OSF various locations)
--Public Defenders Service (2054 OSF)
--National Park Service* (1972 OSF)
--IRS Exams (20731 OSF)
--DEA* (282 OSF)
--Navy storage (12400 OSF)
--Commerce/ITA (World Trade Center)* (3900 OSF)
--EPA (31,000 OSF)

* Special location requirements.

The EPA and IRS leased space assignments will be relocated to Government-owned space upon completion of planned R&A projects.

GSA also leases 311,687 OSF at scattered locations in the other communities of the Boston MSA.

In January 1987, the Boston office space market contained 30.5 million SF of which 2.0 million SF were available for a vacancy rate of 7.0 percent, one of the lowest of the nation's major space markets. The 1986 absorption rate exceeded 3 million SF.

Rental rates for renovated space were in the $22-33/SF range and new space in the $28-50/SF range.

New construction and new project proposals remain a a high level of activity, with no sign of abating space demand. Over 5 million SF are currently under construction.

The suburban Boston area market had 26.4 million SF of office space with 4.3 million SF available (16 percent) at the start of 1987. During 1986, 2.8 million SF were delivered. New construction for 1987-88 delivery is 3.4 million SF with an additional 4.3 million SF planned. Rental rates varied from $16-27/SF, with the highest rents along the Route 128 inner belt. Office space is available at $16-18/SF in the I-495 outer belt area.

The strategy for housing Federal agencies in Boston is for continued occupancy of all current Government-owned buildings except the U.S. Custom House, Watertown GSA Depot, and GSA Motor Pool which are being disposed. The excess portion of the Waltham Federal Center site is also planned for disposal. Major building repairs and alterations are planned for two buildings: the J.F. Kennedy Federal Building and J.W. McCormack Post Office and Courthouse.

GSA will continue to lease interim space for a number of agencies pending completion of these projects. There will also be a residual leasing requirement for about 43,000 square feet of special purpose and location space in the City of Boston and about 300,000 in the remainder of the MSA.

GSA proposes a major repair and alteration project at the J.F.Kennedy Federal Building to include installation of fire sprinklers, asbestos removal, elevator, HVAC, electric and other systems modernization and space alterations. Tenants will be relocated during asbestos removal. The project is needed to improve fire safety. Modernization work will render the building suitable for efficient long-term retention. Benefits of the project will include creating a safer working environment for tenants, improved building profitablity, and space utilization.

GSA proposes two repair and altaeration projects at the J.W. McCormack Post Office and Courthouse: elevator upgrade and building modernization. The project is needed to improve this building as a modern, secure courthouse facility suitable for long term retention.Benefits of this project include more secure environment for courts, expansion space to meet long-range needs of courts and related agencies and improved building profitability. There may be some tenant relocations within the building during construction. Some work will be scheduled during non-working hours.

## Community Summary

## Manchester, New Hampshire

Manchester, the largest city in New Hampshire, is located in Hillsborough County, 15 miles south of the state capital in Concord and 58 miles northwest of Boston. The 1980 population of Manchester was 90,757, an increase of 3.4 percent from 1970, while the population of Hillsborough County increased by 23 percent to 276,341 persons during the same period. New Hampshire led the nation in percentage rate of population, employment and personal income growth.

There is a total of 124,741 occupiable square feet (OSF) of space provided by GSA in one Government-owned and one leased building in Manchester.

The Norris Cotton Federal Building at 275 Chesnut Street contains 120,624 OSF (97 percent of the total) and houses 322 Federal employees (92 percent of the total 351 employees in GSA space). The major tenants are the Veterans Administration (79 employees) and Department of Housing and Urban Development (70 employees).

GSA leases 4117 OSF of space at 50 Bridge Street in Manchester to house 29 employees of the Defense and Labor Departments.

The strategy for housing Federal agencies in Manchester is for retention of the Norris Cotton Federal Building and leasing space for any residual gancy space requirements.

es 5.87

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G BUILDING KEY=CT0013ZZ  COUNTY CITY CODE= 0030280 BLDG NAME&ADDRESS= WILLIAM R  COTTER FB 135 HIGH ST            HARTFORD      CT
  PAGE  5
   ASSIGN.        A/B         PER  C/E  A/B    OFF   G.ST   WARE   STOR   LAB  FOOD  CHNGE  ADP  CONF  INDUST  QRTR  SPEC ASSIGN PRKNG
    KEY          NAME         TOT  CDE  CDE  TOTAL   ST-1   ST-3    TOT  SP-1  SP-2   SP-3 SP-4  SP-5    SP-6  SP-7   TOT  TOTAL IN/OUT
   -------      ------       ----  ---  ---  -----  -----  -----  -----  ----  ----  ----- ---- -----  ------  ----  ---- ------ ------

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  BUILDING VACANT UNASSIGNED=                 1598      0      0      0     0     0      0    0     0       0     0     0   1598   0   0
  TOTAL PERSONNEL=   420
  ********************
  ACT99578 LD BUR LAB STAT      2    1 1615    270      0      0      0     0     0      0    0     0       0     0     0    270   0   0
  ACT99373 TD IRS               0    3 2011   3157    113      0    475     0     0      0    0     0       0     0     0   3632   1   0
  ACT99282 LD ESA              30    1 1618   4046      0      0      0     0     0      0    0     0       0     0     0   4046   0   0
  ACT99126 GSA SPEC PROJ        0    3 4722      0   4747      0   4747     0     0      0    0     0       0     0     0   4747   0   0
  ACT99124 HHS FDA             10    1 7506   2388      0      0      0     0     0      0    0     0       0     0     0   2388   0   0
  ACT99113 GSA JOINT USE        0    1 4788   2638    224      0    224   160  1069      0    0     0       0     0  1229   4091   0   0
  ACT99102 TD IRS               8    1 2011      0      0  12654  12654     0     0      0    0     0       0     0     0  12654   0   0
  ACT20002 TD IRS             308    1 2011  58157      0      0   5431   243     0     60    0     0       0     0   303  63891  15   0
  ACT45361 USDA ASCS           10    1 1201   1766      0      0    362     0     0      0    0     0       0     0     0   2128   1   0
  ACT43806 HHS SSA             30    1 7504   6034    300      0   1748    30     0      0    0     0       0     0    30   7812   4   0
  ACT43485 TD CUSTOMS SERV     14    1 2005   3095      0      0    724     0     0      0    0     0       0     0     0   3819   2   0
  ACT43483 DOT COAST GUARD      5    1 6903    870      0      0    362     0     0      0    0     0       0     0     0   1232   1   0
  ACT43480 LD EMPLMNT TRNG      3    1 1616    528      0      0      0     0     0      0    0     0       0     0     0    528   0   0
  ****************************************************************************************************************************************

G BUILDING KEY=CT0053ZZ  COUNTY CITY CODE= 0030280 BLDG NAME&ADDRESS= AA RIBICOFF FB&CTHS  450 MAIN ST            HARTFORD      CT
  BUILDING OCCUPIABLE=                      156089   2691      0  23187  1655  3932   9960 1233  1853     171     0 18804 198080  59  92
  BUILDING OCCUPIED =                       155494   2691      0  22491  1655  3932   9960 1233  1853     171     0 18804 196789  57  92
  BUILDING VACANT UNASSIGNED=                  595      0      0    696     0     0      0    0     0       0     0     0   1291   2   0
  TOTAL PERSONNEL=   684
  ********************
  ACT99538 DOT FED HWY ADM     26    1 6907   3481      0      0      0     0     0      0  150   228       0     0   378   3859   0   4
  ACT99321 HHS SSA              6    1 7504   1425      0      0      0     0     0      0    0     0       0     0     0   1425   0   2
  ACT99235 GSA JOINT USE        0    1 4788   1087      0      0      0     0     0      0    0  1100       0     0  1100   2187   0   0
  ACT99236 JUD DST CRTS US      0    3 1005   4404    220      0    220     0     0      0    0     0     171     0   171   4795   0   0
  ACT99136 GSA REG FSS MP       3    1 4768    512      0      0      0     0     0      0    0     0       0     0     0    512   0   3
  ACT99128 TD BUR AL TOB FI    11    1 2015   1236    234      0    234     0     0      0    0     0       0     0     0   1470   0   6
  ACT30024 LD OFF INSPECTOR     2    1 1604    206      0      0      0     0     0      0    0     0       0     0     0    206   0   0
  ACT99118 LD OCC SFTY&HLTH    28    1 1614   3442      0      0      0   472     0      0    0     0       0     0   472   3914   0  11
  ACT20061 TAX CRT US           6    1 2300    809      0      0      0    61     0    780    0     0       0     0   841   1650   0   0
  ACT20043 TD IRS              29    1 2011   3663      0      0      0     0     0      0    0     0       0     0     0   3663   0   2
  ACT99097 JD IMM & NAT SRV    59    1 1515  12675      0      0   1042   360     0      0    0   525       0     0   885  14602   3   9
  ACT20030 HOUSE OF REPS       10    1 0005   1622      0    . 0    347     0     0      0    0     0       0     0     0   1969   1   4
  ACT99093 ID GEOLOGICAL SU    44    1 1407   5824      0      0      0     0     0      0  717     0       0     0   717   6541   0   1
  ACT20017 CD EDA               1    1 1320    300      0      0      0     0     0      0    0     0       0     0     0    300   0   1
  ACT20016 ACTION DOMESTIC      4    1 4402    500      0      0      0     0     0      0    0     0       0     0     0    500   0   0
  ACT99092 HHS OFF SECTY       11    1 7501   1250      0      0    347     0     0      0    0     0       0     0     0   1597   1   1
  ACT99090 USA AFR             23    1 2141   5163    720      0    720     0     0      0    0     0       0     0     0   5883   0   5
  ACT80011 JUD PUB DEF SRVC     5    1 1002   1456      0      0      0     0     0      0    0     0       0     0     0   1456   0   2
  ACT42153 JD IMM & NAT SRV     3    1 1515    426      0      0      0     0     0      0    0     0       0     0     0    426   0   0
  ACT43802 JD DRUG ENF         28    1 1532   5544      0      0   3474     0     0      0    0     0       0     0     0   9018  10   5
  ACT43433 EXEC OFF PRES        4    1 5600    802      0      0      0     0     0      0    0     0       0     0     0    802   0   1
  ACT43397 GSA JOINT USE        6    1 4788   4304      0      0      0    30  3932      0    0     0       0     0  3962   8266   0   0
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ACT43390 JO OFF US ATTYS       17   1  1535   4932      0      0    347     0     0     0     0     0       0     0     0  5279    1   3
PAGE  6
 ASSIGN.          A/B          PER  C/E  A/B   OFF    G.ST   WARE   STOR   LAB  FOOD  CHNGE  ADP  CONF  INDUST  QRTR  SPEC ASSIGN PRKNG
  KEY             NAME         TOT  CDE  CDE  TOTAL   ST-1   ST-3    TOT  SP-1  SP-2  SP-3  SP-4  SP-5   SP-6  SP-7  TOT  TOTAL   IN/OUT
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ACT43389 JUD REF BNKRPTCY        5   1  1007   5605      0      0    347    83     0  1190     0     0       0     0  1273   7225    1   1
ACT43388 JUD DST CRTS US        34   1  1005  21360      0      0   2084   538     0  7510     0     0       0     0  8048  31492    6   6
ACT43371 HHS SSA                62   1  7504   9761      0      0      0     0     0     0   160     0       0     0   160   9921    0   3
ACT43368 JD FBI                 30   1  1513   6011      0      0   5906     0     0     0     0     0       0     0     0  11917   17   3
ACT43361 TD BUR AL TOB FI        9   1  2015   1861    357      0   3831     0     0     0     0     0       0     0     0   5692   10   2
ACT43247 VA REGNL OFF          148   1  3611  31828   1160      0   1160     0     0     0   206     0       0     0   206  33194    0   4
ACT42928 GSA PBS FLD OFF         7   1  4766   1100      0      0    695     0     0     0     0     0       0     0     0   1795    2   1
ACT42557 OFF PERS MGMT          20   1  2400   4261      0      0      0     0     0     0     0     0       0     0     0   4261    0   1
ACT42556 OFF PERS MGMT          10   1  2400   1347      0      0      0     0     0     0     0     0       0     0     0   1347    0   5
ACT42151 JD US MARSHALS S        5   1  1525   2170      0      0   1042     0     0   480     0     0       0     0   480   3692    3   1
ACT42145 GSA REG PBS MCO         8   1  4762    354      0      0      0    58     0     0     0     0       0     0    58    412    0   0
ACT42142 CD ITA                 11   1  1312   2258      0      0      0     0     0     0     0     0       0     0     0   2258    0   1
ACT42138 JUD US CRT APP          4   1  1011   1485      0      0    695    53     0     0     0     0       0     0    53   2233    2   1
ACT42133 ID FISH&WLF SRVC        1   1  1436    206      0      0      0     0     0     0     0     0       0     0     0    206    0   1
ACT42061 FED MED & CONCIL        4   1  9300    824      0      0      0     0     0     0     0     0       0     0     0    824    0   2
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BUILDING KEY=CT3207ZZ  COUNTY CITY CODE= 0030280 BLDG NAME&ADDRESS= 96 MURPHY ROAD      96 MURPHY RD            HARTFORD        CT
BUILDING OCCUPIABLE=                          25907      0      0      0    40     0     0   528     0       0     0   568  26475    0  13
BUILDING OCCUPIED  =                          25907      0      0      0    40     0     0   528     0       0     0   568  26475    0  13
BUILDING VACANT UNASSIGNED=                       0      0      0      0     0     0     0     0     0       0     0     0      0    0   0
TOTAL PERSONNEL=   212
*******************
ACT20047 DOD DIS                 9   1  9718   1103      0      0      0     0     0     0     0     0       0     0     0   1103    0   3
ACT60069 DOD DLA               203   1  9715  24804      0      0      0    40     0     0   528     0       0     0   568  25372    0  10
****************************************************************************************************************************************

BUILDING KEY=CT3262ZZ  COUNTY CITY CODE= 0030280 BLDG NAME&ADDRESS= MOTOR POOL          134 MURPHY ROAD         HARTFORD        CT
BUILDING OCCUPIABLE=                           1508    720   1738   2458     0     0     0     0     0       0     0     0   3966    0   0
BUILDING OCCUPIED  =                           1508    720   1738   2458     0     0     0     0     0       0     0     0   3966    0   0
BUILDING VACANT UNASSIGNED=                       0      0      0      0     0     0     0     0     0       0     0     0      0    0   0
TOTAL PERSONNEL=    12
*******************
ACT99527 ID GEOLOGICAL SU        2   1  1407    498      0   1738   1738     0     0     0     0     0       0     0     0   2236    0   0
ACT99287 DOD AUD SERV           10   1  9712   1010    720      0    720     0     0     0     0     0       0     0     0   1730    0   0
****************************************************************************************************************************************

BUILDING KEY=CT3298ZZ  COUNTY CITY CODE= 0030280 BLDG NAME&ADDRESS= COMMERCIAL PLAZA    CHURCH AND TRUMBULL STSHARTFORD         CT
BUILDING OCCUPIABLE=                          10900      0      0   2520     0     0     0     0     0       0     0     0  13420    7   0
BUILDING OCCUPIED  =                          10900      0      0   2520     0     0     0     0     0       0     0     0  13420    7   0
BUILDING VACANT UNASSIGNED=                       0      0      0      0     0     0     0     0     0       0     0     0      0    0   0
TOTAL PERSONNEL=    45
*******************
ACT99427 NLRB                   33   1  6300   8500      0      0   1800     0     0     0     0     0       0     0     0  10300    5   0
ACT99417 USDA APHIS              6   1  1234   1200      0      0    720     0     0     0     0     0       0     0     0   1920    2   0
ACT99428 TD IRS                  3   1  2011    550      0      0      0     0     0     0     0     0       0     0     0    550    0   0
ACT99429 TD US SVGS BOND         3   1  2025    650      0      0      0     0     0     0     0     0       0     0     0    650    0   0
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PAGE  7
 ASSIGN.         A/B          PER   C/E  A/B   OFF    G.ST    WARE    STOR    LAB   FOOD  CHNGE ADP   CONF   INDUST QRTR SPEC ASSIGN PRKNG
  KEY            NAME         TOT   CDE  CDE  TOTAL   ST-1    ST-3     TOT    SP-1  SP-2  SP-3  SP-4  SP-5    SP-6  SP-7 TOT TOTAL    IN/OUT
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BUILDING KEY=CT3301ZZ  COUNTY CITY CODE= 0030280 BLDG NAME&ADDRESS= 330 MAIN STREET       330 MAIN STREET          HARTFORD       CT
BUILDING OCCUPIABLE=                        23682     500       0     500      0     0     0     0   200      0     0   200  24382   0   4
BUILDING OCCUPIED =                         17300     250       0     250      0     0     0     0   200      0     0   200  17750   0   4
BUILDING VACANT UNASSIGNED=                  6382     250       0     250      0     0     0     0     0      0     0     0   6632   0   0
TOTAL PERSONNEL=    119
********************
ACT99533 HUD OFF SECTY        119   1  8601 17300     250       0     250      0     0     0     0   200      0     0   200  17750   0   4
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   CITY TOTALS FOR HARTFORD
CITY TOT OCCUPIABLE=                       302633    9295   14392   55392   2128  5001 10020  1761  2053    171     0 21134 379159  90 109
CITY TOT OCCUPIED =                        294058    9045   14392   54446   2128  5001 10020  1761  2053    171     0 21134 369638  88 109
CITY TOT VACANT UNASSIGNED=                  8575     250       0     946      0     0     0     0     0      0     0     0   9521   2   0
TOTAL PERSONNEL=  1492
TOTAL NO OF BLDGS WITHIN CITY=      6      .
*******************************************************************************************************************************************
BUILDING KEY=CT3140ZZ  COUNTY CITY CODE= 0130368 BLDG NAME&ADDRESS= GENERAL OFFICE BLDG  ROUTE 44A                MANSFIELD CENTCT
BUILDING OCCUPIABLE=                         7280       0       0       0      0     0     0     0     0      0     0     0   7280   0  15
BUILDING OCCUPIED =                          7280       0       0       0      0     0     0     0     0      0     0     0   7280   0  15
BUILDING VACANT UNASSIGNED=                     0       0       0       0      0     0     0     0     0      0     0     0      0   0   0
TOTAL PERSONNEL=     40
********************
ACT43139 USDA SCS              40   1  1235  7280       0       0       0      0     0     0     0     0      0     0     0   7280   0  15
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   CITY TOTALS FOR MANSFIELD CENTER
CITY TOT OCCUPIABLE=                         7280       0       0       0      0     0     0     0     0      0     0     0   7280   0  15
CITY TOT OCCUPIED =                          7280       0       0       0      0     0     0     0     0      0     0     0   7280   0  15
CITY TOT VACANT UNASSIGNED=                     0       0       0       0      0     0     0     0     0      0     0     0      0   0   0
TOTAL PERSONNEL=     40
TOTAL NO OF BLDGS WITHIN CITY=      1
*******************************************************************************************************************************************
BUILDING KEY=CT3130ZZ  COUNTY CITY CODE= 0090370 BLDG NAME&ADDRESS= KENNEDY BLDG          71 CATLIN ST             MERIDEN        CT
BUILDING OCCUPIABLE=                         3950       0       0       0      0     0     0   160     0      0     0   160   4110   0   0
BUILDING OCCUPIED =                          3950       0       0       0      0     0     0   160     0      0     0   160   4110   0   0
BUILDING VACANT UNASSIGNED=                     0       0       0       0      0     0     0     0     0      0     0     0      0   0   0
TOTAL PERSONNEL=     15
********************
ACT42638 HHS SSA               15   1  7504  3950       0       0       0      0     0     0   160     0      0     0   160   4110   0   0
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   CITY TOTALS FOR MERIDEN
  [illegible]
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  ************************************************************************************************************************
     CITY TOTALS FOR LITTLETON
  CITY TOT OCCUPIABLE*                    4785      0      0      0      0      0      0    130      0      0      0    130   4915   0  20
  CITY TOT OCCUPIED *                     4785      0      0      0      0      0      0    120      0      0      0    130   4915   0  17
  CITY TOT VACANT UNASSIGNED*                0      0      0      0      0      0      0      0      0      0      0      0      0   0   3
  TOTAL PERSONNEL*     21
  TOTAL NO OF BLDGS WITHIN CITY*      2
  ************************************************************************************************************************
  BUILDING KEY*NH0037ZZ  COUNTY CITY CODE* 0110310 BLDG NAME&ADDRESS* NORRIS COTTON FB     275 CHESTNUT STREET     MANCHESTER     NH
G BUILDING OCCUPIABLE*                   66385   5231      0  48318   3238    415      0    456    790   1022      0   5921 120624 106   1
  BUILDING OCCUPIED *                    65621   5010      0  46876   3238    415      0    456    790   1022      0   5921 118418 103   0
  BUILDING VACANT UNASSIGNED*              764    221      0   1442      0      0      0      0      0      0      0      0   2206   3   1
  TOTAL PERSONNEL*    322
  ********************
  ANH99411 JUD REF BNKRPTCY      0  3  1007    450      0      0      0      0      0      0    300      0      0      0    300    750   0   0
  ANH99398 OFF PERS MGMT         2  1  2400    713      0      0    406      0      0      0      0      0      0      0      0   1119   1   0
  ANH99399 SBA                   3  1  7300    550      0      0      0      0      0      0      0      0      0      0      0    550   0   0
  ANH99387 GSA REG FSS MP        3  1  4768    485      0      0      0      0      0      0      0      0      0      0      0    485   0   0
  ANH99337 LD MINE SAFE HEA      4  1  1603    480      0      0   1626      0      0      0      0      0      0      0      0   2106   4   0
  ANH99162 JUD REF BNKRPTCY      7  1  1007   4110      0      0   4471      0      0      0      0    790      0      0    790   9371  11   0
  ANH10040 SENATE                9  1  0019   2137      0      0   2032      0      0      0      0      0      0      0      0   4169   5   0
  ANH90196 GSA PBS FLD OFF       5  1  4766    770      0      0   2439      0      0      0      0      0      0      0      0   3209   6   0
  ANH70122 USA AFR               0  1  2141      0      0      0   2032      0      0      0      0      0      0      0      0   2032   5   0
  ANH70050 GSA REG PBS MCO       4  1  4762    637    321      0    727      0      0      0      0      0      0      0      0   1364   1   0
  ANH70049 HUD OFF SECTY        70  1  8601  11329   1009      0   5074      0      0      0      0      0      0      0      0  16403  10   0
  ANH70026 GSA REG IRMS (TE      0  1  4770      0      0      0      0      0      0      0      0      0   1022      0   1022   1022   0   0
  ANH70016 GSA JOINT USE         0  1  4788    553      0      0      0      0    415      0      0      0      0      0    415    968   0   0
  ANH70025 VA REGNL OFF         79  1  3611  17309    853      0   3292      0      0      0      0      0      0      0      0  20601   6   0
  ANH70015 USA MIL ENLIST P     38  1  2142   8492    800      0   5678   3238      0      0      0      0      0      0   3238  17408  12   0
  ANH70013 TD IRS               53  1  2011   8443    835      0  13029      0      0      0      0      0      0      0      0  21472  30   0
  ANH70012 HHS SSA              24  1  7504   5088    816      0   2442      0      0      0    156      0      0      0    156   7686   4   0
  ANH70011 HHS SSA              21  1  7504   4075    376      0   3628      0      0      0      0      0      0      0      0   7703   8   0
  ************************************************************************************************************************


   ASSIGN           A/B         PER   C/E  A/B   OFF    G ST   WARE   STOR   LAB   FOOD  CHNGE  ADP   CONF  INDUST QRTR SPEC ASSIGN PRKNG
    KEY             NAME        TOT   CDE  CDE  TOTAL   ST-1   ST-3   TOT    SP-1  SP-2  SP-3   SP-4  SP-5   SP-6  SP-7 TOT  TOTAL  IN/OUT
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  BUILDING KEY*NH6094ZZ  COUNTY CITY CODE* 0110310 BLDG NAME&ADDRESS* METROPOLITAN BLDG     50 BRIDGE STREET        MANCHESTER     NH
  BUILDING OCCUPIABLE*                    4117      0      0      0      0      0      0      0      0      0      0      0   4117   0  11
L BUILDING OCCUPIED *                     4117      0      0      0      0      0      0      0      0      0      0      0   4117   0   5
  BUILDING VACANT UNASSIGNED*                0      0      0      0      0      0      0      0      0      0      0      0      0   0   6
  TOTAL PERSONNEL*     29
  ********************
  ANH99439 USA AFR              13  1  2141   2155      0      0      0      0      0      0      0      0      0      0      0   2155   0   4
  ANH99438 DOD DLA               8  1  9715    882      0      0      0      0      0      0      0      0      0      0      0    882   0   1
  ANH99437 LD ESA                8  1  1618   1080      0      0      0      0      0      0      0      0      0      0      0   1080   0   0
  ************************************************************************************************************************

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     CITY TOTALS FOR MANCHESTER
  CITY TOT OCCUPIABLE*                   70502   5231      0  48318   3238    415      0    456    790   1022      0   5921 124741 106  12
  CITY TOT OCCUPIED *                    69738   5010      0  46876   3238    415      0    456    790   1022      0   5921 122535 103   5
  CITY TOT VACANT UNASSIGNED*              764    221      0   1442      0      0      0      0      0      0      0      0   2206   3   7
  TOTAL PERSONNEL*    351
  TOTAL NO OF BLDGS WITHIN CITY*      2
  ************************************************************************************************************************
  BUILDING KEY*NH6079ZZ  COUNTY CITY CODE* 0110350 BLDG NAME&ADDRESS* 6 WEST HOLLIS ST     6 WEST HOLLIS ST        NASHUA         NH
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TOTAL NO OF BLDGS WITHIN CITY=      1
PAGE 19
 ASSIGN.          A/B          PER  C/E  A/B   OFF    G.ST   WARE   STOR   LAB   FOOD  CHNGE ADP  CONF  INDUST QRTR SPEC ASSIGN PRKNG
  KEY             NAME         TOT  CDE  CDE  TOTAL   ST-1   ST-3    TOT   SP-1  SP-2  SP-3  SP-4 SP-5   SP-6  SP-7 TOT  TOTAL  IN/OUT
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**********************************************************************************************************************************
BUILDING KEY=MA5601ZZ  COUNTY CITY CODE= 0050050 BLDG NAME&ADDRESS= 247 MAPLE STREET     247 MAPLE STREET        ATTLEBORO     MA
BUILDING OCCUPIABLE=                          3742      0      0      0     0     0     0  187     0      0    0  187   3929  0  0
BUILDING OCCUPIED =                           3742      0      0      0     0     0     0  187     0      0    0  187   3929  0  0
BUILDING VACANT UNASSIGNED=                      0      0      0      0     0     0     0    0     0      0    0    0      0  0  0
TOTAL PERSONNEL=    22
********************
AMA99202 HHS SSA               22  1  7504    3742      0      0      0     0     0     0  187     0      0    0  187   3929  0  0
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**********************************************************************************************************************************

   CITY TOTALS FOR ATTLEBORO
CITY TOT OCCUPIABLE=                          3742      0      0      0     0     0     0  187     0      0    0  187   3929  0  0
CITY TOT OCCUPIED =                           3742      0      0      0     0     0     0  187     0      0    0  187   3929  0  0
CITY TOT VACANT UNASSIGNED=                      0      0      0      0     0     0     0    0     0      0    0    0      0  0  0
TOTAL PERSONNEL=    22
TOTAL NO OF BLDGS WITHIN CITY=      1
**********************************************************************************************************************************
BUILDING KEY=MA0001ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= LOGAN,INT AIRPORT    LOGAN INT AIRPORT       BOSTON        MA
BUILDING OCCUPIABLE=                             0      0      0      0     0     0     0    0     0    143    0  143    143  0  0
BUILDING OCCUPIED =                              0      0      0      0     0     0     0    0     0    143    0  143    143  0  0
BUILDING VACANT UNASSIGNED=                      0      0      0      0     0     0     0    0     0      0    0    0      0  0  0
TOTAL PERSONNEL=     0
********************
AMA99567 GSA REG IRMS (TE       0  1  4770       0      0      0      0     0     0     0    0     0    143    0  143    143  0  0
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BUILDING KEY=MA0011ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= CPT JF WILLIAMS CG B 408 ATLANTIC AV         BOSTON        MA
BUILDING OCCUPIABLE=                         77450    483      0    483   889  1095   269 4158  4848   2115    0 13374 91307 0 23
BUILDING OCCUPIED =                          77450    483      0    483   889  1095   269 4158  4848   2115    0 13374 91307 0 23
BUILDING VACANT UNASSIGNED=                      0      0      0      0     0     0     0    0     0      0    0    0      0  0  0
TOTAL PERSONNEL=   583
********************
AMA99537 GSA REG IRMS (TE       0  1  4770       0      0      0      0     0     0     0    0     0    305    0  305    305  0  0
AMA99422 CD NOAA                3  1  1314     305      0      0      0     0     0     0    0     0      0    0    0    305  0  0
AMA99396 TD IRS                75  1  2011   10385      0      0      0     0     0     0    0     0      0    0    0  10385  0  0
AMA99263 GSA PBS FLD OFF        1  1  4766     300      0      0      0     0     0     0    0     0      0    0    0    300  0  0
AMA99259 USN CHINFO            15  1  1748    1884      0      0      0     0     0     0    0    66      0    0   66   1950  0  0
AMA99258 CD NOAA                6  1  1314    1951      0      0      0     0     0     0    0     0      0    C    0   1951  0  1
AMA99080 DOT COAST GUARD      483  1  6903   61096    483      0    483   889     0   269 4158  4782   1810    0 11908 73487 0 22
AMA99070 GSA JOINT USE          0  1  4788    1529      0      0      0     0  1095     0    0     0      0    0 1095   2624  0  0
**********************************************************************************************************************************

BUILDING KEY=MA0012ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= US CUSTOM HOUSE      8 MCKINLEY SQUARE       BOSTON        MA
BUILDING OCCUPIABLE=                          6086    252      0    252    68     0  1547    0     0      0    0 1615   7953  0  0
BUILDING OCCUPIED =                           6086    252      0    252    68     0  1547    0     0      0    0 1615   7953  0  0
BUILDING VACANT UNASSIGNED=                      0      0      0      0     0     0     0    0     0      0    0    0      0  0  0
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L-8

G

- To Be Disposed -

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TOTAL PERSONNEL*    37
PAGE 20
 ASSIGN         A/B          PER  C/E   A/B    OFF   G.ST   WARE   STOR   LAB  FOOD CHNGE  ADP  CONF  INDUST QRTR  SPEC ASSIGN PRKNG
  KEY           NAME         TOT  CDE   CDE  TOTAL   ST-1   ST-3    TOT  SP-1  SP-2  SP-3 SP-4  SP-5   SP-6 SP-7   TOT  TOTAL IN/OUT
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*********************
AMA99223 ID NATL PARK SRV    4   1  1417    488      0      0      0     0     0     0     0     0      0    0     0    488   0   0
AMA99151 TD CUSTOMS SERV    24   1  2005   2597      0      0      0     0     0     0     0     0      0    0     0   2597   0   0
AMA99058 GSA REG PBS MCO     0   1  4762   1672    252      0    252     0     0     0     0     0      0    0     0   1924   0   0
AMA45358 GSA JOINT USE       0   1  4788    278      0      0      0    68     0     0     0     0      0    0    68    346   0   0
AMA45188 TAX CRT US          9   1  2300   1051      0      0      0     0     0  1547     0     0      0    0  1547   2598   0   0
***************************************************************************************************************************

BUILDING KEY*MA0013ZZ  COUNTY CITY CODE* 0250120 BLDG NAME&ADDRESS* J W MCCORMACK POSCT  POST OFFICE SQUARE     BOSTON          MA
G BUILDING OCCUPIABLE*                       275725  23335      0  37785  4314  4122 29498  3737  2378  31168    0 75217 388727  34   0
BUILDING OCCUPIED *                          266690  16647      0  29822  4314  4122 29053  3737  2378  30500    0 74104 370615  31   0
BUILDING VACANT UNASSIGNED*                    9035   6688      0   7963     0     0   445     0     0    668    0  1113  18111   3   0
TOTAL PERSONNEL*  1421
*********************
AMA99558 JUD DST CRTS US   100   3  1005  25000      0      0      0     0     0     0     0     0      0    0     0  25000   0   0
AMA99556 JD OFF US ATTYS   100   3  1535  13163      0      0      0     0     0     0     0     0      0    0     0  13163   0   0
AMA99555 SBA                54   3  7300  11000      0      0      0     0     0     0     0     0      0    0     0  11000   0   0
AMA99554 SEC                55   3  5000  11000      0      0      0     0     0     0     0     0      0    0     0  11000   0   0
AMA99553 JD CRIM DIV        22   3  1511   3345      0      0      0     0     0     0     0     0      0    0     0   3345   0   0
AMA99441 DOD OFF SECTY DE    2   1  9709    852      0      0      0     0     0     0     0     0      0    0     0    852   0   0
AMA99419 JD LAND NAT RES     3   1  1517    394      0      0      0     0     0     0     0     0      0    0     0    394   0   0
AMA99153 DEPT OF EDUC       45   1  9100   6967    628      0    628     0     0     0     0     0      0    0     0   7595   0   0
AMA99170 GSA REG IRMS FIC    4   1  4751    425      0      0      0     0     0     0     0     0      0    0     0    425   0   0
AMA20066 GSA REG IRMS        0   1  4748      0      0      0      0     0     0     0  2524     0      0    0  2524   2524   0   0
AMA20058 LD ADMIN LAW JUD   20   1  1629   3269      0      0      0     0     0     0     0     0      0    0     0   3269   0   0
AMA99107 DEPT OF EDUC       45   1  9100   9859    589      0   1014     0     0     0     0     0     73    0    73  10946   1   0
AMA20029 TD US SECRET SRV    0   1  2027      0      0      0    425     0     0     0     0     0      0    0     0    425   1   0
AMA10082 GSA OFF IG         25   1  4704   2905      0      0    425     0     0     0     0     0      0    0     0   3330   1   0
AMA10018 DOD NSA             2   1  9705    956      0      0      0     0     0     0     0     0      0    0     0    956   0   0
AMA90244 OCC/HLTH REV COM    6   1  9514   3144      0      0      0     0     0     0     0     0      0    0     0   3144   0   0
AMA90002 LD ESA             22   1  1618   3446      0      0      0     0     0     0     0     0      0    0     0   3446   0   0
AMA80047 USA AFR             4   1  2141    737      0      0      0     0     0     0     0     0      0    0     0    737   0   0
AMA70148 GSA REG IRMS (DP    9   1  4750   1183      0      0      0     0     0     0     0     0      0    0     0   1183   0   0
AMA60210 GSA WCF             0   1  4737      0    212      0    212     0     0     0     0     0      0    0     0    212   0   0
AMA45267 FEMA               86   1  5800  12939    883      0   1733    58     0     0     0     0      0    0    58  14730   2   0
AMA43769 GSA REG PBS MCO     3   1  4762   3839   7077      0   7077     0     0     0     0     0      0    0     0  10916   0   0
AMA43768 JD US MARSHALS S   51   1  1525  10180    553      0   1403   251     0  1270     0     0      0    0  1521  13104   2   0
AMA43747 US POST SRVC      133   1  1800    634    106      0   1806     0     0     0     0     0  29800    0 29800  32240   4   0
AMA43717 GSA REG PBS       123   1  4746  16700    403      0   1253   283     0   374  1213     0    627    0  2497  20450   2   0
AMA43704 JUD US CRT APP     35   1  1011  17295    296      0   1146   604     0  7119     0     0      0    0  7723  26164   2   0
AMA43702 JUD DST CRTS US   205   1  1005  66556   4321      0  10696  2970     0 20236     0  2378      0    0 25584 102836  15   0
AMA43701 JD CRIM DIV        38   1  1511   5655      0      0      0     0     0     0     0     0      0    0     0   5655   0   0
AMA43700 JD OFF US ATTYS   206   1  1535  26837   1104      0   1529    78     0    54     0     0      0    0   132  28498   1   0
AMA43697 US POST SRVC        7   1  1800    738      0      0      0     0     0     0     0     0      0    0     0    738   0   0
AMA43694 JD BUR PRISONS      2   1  1519    389      0      0      0     0     0     0     0     0      0    0     0    389   0   0
AMA43693 GSA JOINT USE       0   1  4788   5222    475      0    475    70  4122     0     0     0      0    0  4192   9889   0   0
AMA43013 RRB.                7   1  6000   1234      0      0      0     0     0     0     0     0      0    0     0   1234   0   0
AMA42106 GSA PBS FLD OFF     7   1  4766    827      0      0      0     0     0     0     0     0      0    0     0    827   0   0
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   PAGE 21
    ASSIGN.           A/B            PER  C/E  A/B    OFF    G.ST    WARE    STOR   LAB   FOOD  CHNGE   ADP  CONF  INDUST QRTR SPEC ASSIGN PRKNG
     KEY             NAME            TOT  CDE  CDE   TOTAL   ST-1    ST-3     TOT   SP-1  SP-2  SP-3   SP-4  SP-5   SP-6  SP-7  TOT  TOTAL  IN/OUT
    -------         ------           ---- ---  ---   -----   -----   -----   -----  ----  ----  -----  ----  ----  ------ ---- ---- ------ ------

   BUILDING KEY=MA0030ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= SOUTH POSTAL ANNEX   DORCHESTER AVE          BOSTON        MA
   BUILDING OCCUPIABLE=                          2382       0       0     300      0     0      0     0     0   4152     0  4152   6834   1   2
G  BUILDING OCCUPIED =                           2382       0       0     300      0     0      0     0     0   4152     0  4152   6834   1   2
   BUILDING VACANT UNASSIGNED=                      0       0       0       0      0     0      0     0     0      0     0     0      0   0   0
   TOTAL PERSONNEL=      8
   *******************
   AMA99513 TD CUSTOMS SERV           8    1  2005   2382       0       0     300      0     0      0     0     0   4152     0  4152   6834   1   2
   ****************************************************************************************************************************************

   BUILDING KEY=MA0036ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= USVA                  17 COURT ST             BOSTON        MA
   BUILDING OCCUPIABLE=                         58257    8615       0    8615   9211   198   4078   364     0      0     0 13851  80723   0   0
G  BUILDING OCCUPIED =                          58257    8615       0    8615   9211   198   4078   364     0      0     0 13851  80723   0   0
   BUILDING VACANT UNASSIGNED=                      0       0       0       0      0     0      0     0     0      0     0     0      0   0   0
   TOTAL PERSONNEL=    465
   *******************
   AMA43738 VA DM&S                 465    1  3609  57996    7960       0    7960   9211   198   4078   364     0      0     0 13851  79807   0   0
   AMA41377 GSA JOINT USE             0    1  4788    261     655       0     655      0     0      0     0     0      0     0     0    916   0   0
   ****************************************************************************************************************************************

   BUILDING KEY=MA0131ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= JFK FEDERAL BUILDING GOVERNMENT CENTER       BOSTON        MA
   BUILDING OCCUPIABLE=                        530586   26861       0   75058   3975 11873   4767 23190  9381  10758     0 63944 669588 183  24
G  BUILDING OCCUPIED =                         517301   26374       0   69827   3975 11873   4467 21965  9381  10758     0 62419 649547 165  19
   BUILDING VACANT UNASSIGNED=                  13285     487       0    5231      0     0    300  1225     0      0     0  1525  20041  18   6
   TOTAL PERSONNEL=  3487
   *******************
   AMA99577 HOUSE OF REPS             8    1  0005   1500       0       0       0      0     0      0     0     0      0     0     0   1500   0   0
   AMA99564 JD FBI                   60    3  1513   9650       0       0       0      0     0      0  1132     0      0     0  1132  10782   0   0
   AMA99551 JD EXEC OFF IMMG         10    3  1526   4000       0       0       0      0     0      0     0     0      0     0     0   4000   0   0
   AMA99544 EPA                      28    3  6800   3894       0       0       0      0     0      0     0     0      0     0     0   3894   0   0
   AMA99545 LD OCC SFTY&HLTH         31    3  1614   7500       0       0       0      0     0      0     0     0      0     0     0   7500   0   0
   AMA99550 USIA                      5    3  6700    660       0       0       0      0     0      0     0     0      0     0     0    660   0   0
   AMA99543 GPO                       2    3  0400    352       0       0       0      0     0      0     0     0      0     0     0    352   0   0
   AMA99440 FRS                       0    1  0078      0       0       0       0      0     0      0     0     0    100     0   100    100   0   0
   AMA99514 USA AFR                   1    1  2141    230       0       0       0      0     0      0     0     0      0     0     0    230   0   0
   AMA99498 GSA REG ADM               0    1  4732      0       0       0     263      0     0      0     0     0      0     0     0    263   1   0
   AMA99395 ID NATL PARK SRV          0    1  1417      0       0       0     263      0     0      0     0     0      0     0     0    263   1   0
   AMA99340 GPO                       5    1  0400   1250       0       0       0      0     0      0     0     0      0     0     0   1250   0   0
   AMA99332 LD OFF INSPECTOR         16    1  1604   2210       0       0       0      0     0      0     0     0      0     0     0   2210   0   0
   AMA99246 GSA REG FSS PROP          0    1  4757      0       0       0     263      0     0      0     0     0      0     0     0    263   1   0
   AMA99245 LD ASST SECTY AD         17    1  1602   2261       0       0     263      0     0      0     0     0      0     0     0   2524   1   0
   AMA99211 GSA REG OFF OPER          0    1  4739      0       0       0       0      0     0      0     0     0      0     0     0      0   0   1
   AMA99200 JD EXEC OFF IMMG          5    1  1526   1379       0       0       0      0     0      0     0   804      0     0   804   2183   0   0
   AMA99167 GSA OUTLEASE              1    1  4787      0       0       0       0      0     0      0     0     0    333     0   333    333   0   0
   AMA99144 EEOC                     25    1  4500   3682       0       0     263      0     0      0     0     0      0     0     0   3945   1   0
   AMA30003 DEPT OF EDUC              0    1  9100      0       0       0     527      0     0      0     0     0      0     0     0    527   2   0
   AMA20053 HHS SSA                  37    1  7504   5683     146       0     146      0     0      0   665     0      0     0   665   6494   0   0
   AMA20040 DEPT OF EDUC             11    1  9100   2097       0       0       0      0     0      0     0     0      0     0     0   2097   0   0
   AMA10069 LD OCC SFTY&HLTH          0    1  1614      0       0       0     263      0     0      0     0     0      0     0     0    263   1   0
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AMA90112 HOUSE OF REPS         4   1 0005   1490      0      0      0     0     0     0     0     0      0     0     0   1490   0   3
PAGE 22
 ASSIGN.          A/B        PER C/E  A/B    OFF   G.ST   WARE   STOR   LAB  FOOD CHNGE   ADP  CONF INDUST  QRTR  SPEC ASSIGN   PRKNG
  KEY             NAME       TOT CDE  CDE  TOTAL   ST-1   ST-3    TOT  SP-1  SP-2  SP-3  SP-4  SP-5   SP-6  SP-7   TOT  TOTAL  IN/OUT
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AMA90084 TD US SECRET SRV      0   1 2027      0      0      0   2107     0     0     0     0     0      0     0     0   2107   8   0
AMA70087 HOUSE OF REPS        12   1 0005   1638      0      0      0     0     0     0     0     0      0     0     0   1638   0   4
AMA60146 GSA REG PBS MCO       8   1 4762    962      0      0    527    80     0     0     0     0     68     0   148   1637   2   1
AMA60147 GSA REG PBS MCO       6   1 4762      0   3957      0   3957     0     0     0     0     0   1569     0  1569   5526   0   0
AMA60120 LD OFF SOLICITOR     28   1 1619   3830      0      0      0     0     0     0     0     0      0     0     0   3830   0   0
AMA43772 HHS OFF SECTY       681   1 7501 102205   2694      0   4801     0     0     0  2026  1035   1087     0  4148 111154   8   1
AMA45045 JUD DST CRTS US       5   1 1005   1136      0      0   1053     0     0     0     0     0      0     0     0   2189   4   0
AMA43686 LD OFF SECTY         45   1 1617   6207    864      0   1391     0     0     0     0     0      0     0     0   7598   2   1
AMA43685 LD ESA              109   1 1618  17523      0      0    263     0     0     0     0     0      0     0     0  17786   1   0
AMA43771 EPA                 449   1 6800  60950   1538      0   2328     0     0     0   551   631      0     0  1182  64460   3   0
AMA43746 GSA REG IRMS (TE      0   1 4770      0      0      0      0     0     0     0     0     0    627     0   627    627   0   0
AMA43743 JD FBI              290   1 1513  39366    839      0  15588   871     0  1957     0     0    352     0  3180  58134  56   0
AMA43691 LD BUR LAB STAT      77   1 1615   6375      0      0      0     0     0     0     0     0      0     0     0   6375   0   0
AMA43690 LD EMPLMNT TRNG      83   1 1616  16759      0      0    263     0     0     0     0     0      0     0     0  17022   1   0
AMA43680 GPO                   8   1 0400   1391    184      0    184     0     0     0     0     0      0     0     0   1575   0   0
AMA43669 TD BUR AL TOB FI      0   1 2015      0      0      0   1053     0     0     0     0     0      0     0     0   1053   4   0
AMA43667 TD IRS              799   1 2011  95440  11149      0  14046   152   175   298 16946     0      0     0 17571 127057  11   0
AMA43605 SD CONSULAR AFFR     53   1 1929  10742    322      0    322     0     0     0     0     0      0     0     0  11064   0   0
AMA43533 GSA JOINT USE         0   1 4788   5780      0      0    263  2540 11698     0     0  5537    440     0 20215  26258   1   0
AMA43532 JD DRUG ENF         102   1 1532  13484    792      0   8957   285     0  1849     0  1374    443     0  3951  26392  31   0
AMA43531 VA REGNL OFF        272   1 3611  56743   1783      0   3627     0     0     0   645     0      0     0   645  61015   7   1
AMA43428 GSA WCF              14   1 4737      0    692      0    692     0     0     0     0     0   5739     0  5739   6431   0   0
AMA43215 JD IMM & NAT SRV    126   1 1515  20012   1414      0   3258    47     0   363     0     0      0     0   410  23680   7   0
AMA42968 SENATE               26   1 0019   4565      0      0    790     0     0     0     0     0      0     0     0   5355   3   4
AMA42913 GSA PBS FLD OFF       7   1 4766   1051      0      0   1053     0     0     0     0     0      0     0     0   2104   4   0
AMA42464 HOUSE OF REPS         8   1 0005   1568      0      0    263     0     0     0     0     0      0     0     0   1831   1   2
AMA42358 SD OFF SECURITY      13   1 1943   1736      0      0    790     0     0     0     0     0      0     0     0   2526   3   0
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BUILDING KEY=MA0153ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= FEDERAL BUILDING      10 CAUSEWAY ST         BOSTON          MA
G BUILDING OCCUPIABLE=                 455112  10142      0  87676  2946 12317 11194  6220 13002   3327     0 49006 591794 253   0
BUILDING OCCUPIED =                    442569   4998      0  63522  2946 12317 11194  6220 13002   3327     0 49006 555097 191   0
BUILDING VACANT UNASSIGNED=             12543   5144      0  24154     0     0     0     0     0      0     0     0  36697  62   0
TOTAL PERSONNEL=  2629
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AMA99573 HOUSE OF REPS         8   3 0005   1319      0      0    613     0     0     0     0     0      0     0     0   1932   2   0
AMA99569 GSA REG PBS MCO       4   1 4762    650   1225      0   1225     0     0     0     0     0      0     0     0   1875   0   0
AMA99570 ID NATL PARK SRV      5   3 1417    723      0      0      0     0     0     0     0     0      0     0     0    723   0   0
AMA99566 STATE DEPT            0   1 1900      0      0      0      0     0     0     0     0     0      0     0     0      0   0   0
AMA99561 TAX CRT US            6   3 2300   2700      0      0      0     0     0     0     0     0      0     0     0   2700   0   0
AMA99529 GSA REG OFF OPER      4   3 4739    913      0      0      0     0     0     0     0     0      0     0     0    913   0   0
AMA99531 GSA REG PBS         185   3 4746  33179      0      0   3065     0     0     0   899     0      0     0   899  37143  10   0
AMA99450 HHS OFF SECTY        10   1 7501   1820      0      0    306     0     0     0     0     0      0     0     0   2126   1   0
AMA99524 TD CUSTOMS SERV      24   3 2005   5249      0      0   3065     0     0     0     0     0      0     0     0   8314  10   0
AMA99509 GSA OUTLEASE          2   3 4787    381      0      0      0     0     0     0     0     0      0     0     0    381   0   0
AMA99520 FTC                  30   1 2900   7131      0      0    306     0     0     0     0     0      0     0     0   7437   1   0
AMA99522 OFF PERS MGMT        26   1 2400   8497   2132      0   3051     0     0     0     0  5280      0     0  5280  16828   3   0
AMA99521 CD CEN               98   1 1304  14578      0      0    919     0     0     0     0     0      0     0     0  15497   3   0
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AMA99519 ID FISH&WLF SRVC 4 1 1436 1028 0 0 613 0 0 0 0 0 0 0 0 1641 2 0

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| ASSIGN. KEY | A/B NAME | PER TOT | C/E CDE | A/B CDE | OFF TOTAL | •G.ST ST-1 | WARE ST-3 | STOR TOT | LAB SP-1 | FOOD SP-2 | CHNGE SP-3 | ADP SP-4 | CONF SP-5 | INDUST SP-6 | QRTR SP-7 | SPEC TOT | ASSIGN TOTAL | PRKNG IN/OUT | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| AMA99518 | TD US SECRET SRV | 49 | 1 | 2027 | 10004 | 0 | 0 | 10726 | 0 | 0 | 1105 | 0 | 0 | 0 | 0 | 1105 | 21835 | 35 | 0 |
| AMA99517 | OFF PERS MGMT | 35 | 1 | 2400 | 5251 | 0 | 0 | 306 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5557 | 1 | 0 |
| AMA99503 | ID GEOLOGICAL SU | 42 | 3 | 1407 | 8900 | 0 | 0 | 613 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9513 | 2 | 0 |
| AMA99492 | USDA MSPB | 9 | 1 | 4100 | 1470 | 0 | 0 | 306 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1776 | 1 | 0 |
| AMA99480 | NLRB | 72 | 1 | 6300 | 16298 | 0 | 0 | 2145 | 0 | 0 | 0 | 0 | 1269 | 0 | 0 | 1269 | 19712 | 7 | 0 |
| AMA99491 | PEACE CORP | 12 | 1 | 1113 | 2600 | 0 | 0 | 306 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2906 | 1 | 0 |
| AMA99484 | USDA FSIS | 5 | 1 | 1237 | 592 | 0 | 0 | 306 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 898 | 1 | 0 |
| AMA99508 | GSA JOINT USE | 0 | 3 | 4788 | 8025 | 0 | 0 | 0 | 2188 | 643 | 3410 | 0 | 946 | 0 | 0 | 7187 | 15212 | 0 | 0 |
| AMA99507 | ICC | 20 | 3 | 3000 | 2471 | 0 | 0 | 919 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3390 | 3 | 0 |
| AMA99506 | NCUA | 42 | 3 | 2500 | 5882 | 0 | 0 | 919 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6801 | 3 | 0 |
| AMA99505 | DOD DCAA | 29 | 1 | 9722 | 3993 | 0 | 0 | 1532 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5525 | 5 | 0 |
| AMA99501 | GAO | 119 | 3 | 0500 | 16463 | 0 | 0 | 1226 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17689 | 4 | 0 |
| AMA99500 | COMM ON CIV RIGH | 6 | 3 | 9517 | 1925 | 0 | 0 | 306 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2231 | 1 | 0 |
| AMA99481 | DOE CHICAGO OPER | 34 | 1 | 8909 | 3694 | 0 | 0 | 613 | 0 | 0 | 0 | 0 | 367 | 0 | 0 | 367 | 4674 | 2 | 0 |
| AMA99512 | GSA REG IRMS (TE | 0 | 1 | 4770 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3327 | 0 | 3327 | 3327 | 0 | 0 |
| AMA99511 | GSA OUTLEASE | 4 | 1 | 4787 | 532 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 532 | 0 | 0 |
| AMA99510 | GSA OUTLEASE | 0 | 1 | 4787 | 0 | 0 | 0 | 0 | 0 | 11674 | 0 | 0 | 0 | 0 | 0 | 11674 | 11674 | 0 | 0 |
| AMA99504 | SBA | 83 | 1 | 7300 | 11119 | 0 | 0 | 919 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12038 | 3 | 0 |
| AMA99502 | CD ITA | 9 | 1 | 1312 | 1550 | 0 | 0 | 613 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2163 | 2 | 0 |
| AMA99499 | JD US TRUSTEES | 18 | 1 | 1501 | 5693 | 0 | 0 | 613 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6306 | 2 | 0 |
| AMA99457 | TD CUSTOMS SERV | 18 | 1 | 2005 | 2136 | 0 | 0 | 0 | 102 | 0 | 0 | 938 | 0 | 0 | 0 | 1040 | 3176 | 0 | 0 |
| AMA99464 | CONS PROD SFTY C | 5 | 1 | 6100 | 1127 | 0 | 0 | 306 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1433 | 1 | 0 |
| AMA99443 | CD EDA | 1 | 1 | 1320 | 370 | 0 | 0 | 306 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 676 | 1 | 0 |
| AMA99444 | CD MBDA | 7 | 1 | 1302 | 705 | 0 | 0 | 306 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1011 | 1 | 0 |
| AMA99461 | TD IRS | 112 | 1 | 2011 | 20045 | 0 | 0 | 1226 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21271 | 4 | 0 |
| AMA99458 | TD CUSTOMS SERV | 88 | 1 | 2005 | 16345 | 0 | 0 | 1226 | 0 | 0 | 0 | 1346 | 0 | 0 | 0 | 1346 | 18917 | 4 | 0 |
| AMA99455 | TD CUSTOMS SERV | 156 | 3 | 2005 | 15783 | 0 | 0 | 613 | 0 | 0 | 0 | 740 | 0 | 0 | 0 | 740 | 17136 | 2 | 0 |
| AMA99452 | HHS SSA | 77 | 1 | 7504 | 9121 | 0 | 0 | 613 | 0 | 0 | 0 | 773 | 1423 | 0 | 0 | 2196 | 11930 | 2 | 0 |
| AMA99451 | HHS SSA | 46 | 3 | 7504 | 6656 | 0 | 0 | 306 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6962 | 1 | 0 |
| AMA99449 | HHS OFF SECTY | 120 | 1 | 7501 | 15710 | 0 | 0 | 613 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16323 | 2 | 0 |
| AMA99448 | HHS FDA | 34 | 3 | 7506 | 6500 | 0 | 0 | 1532 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8032 | 5 | 0 |
| AMA99453 | HHS SSA | 6 | 1 | 7504 | 877 | 0 | 0 | 306 | 0 | 0 | 0 | 152 | 621 | 0 | 0 | 773 | 1956 | 1 | 0 |
| AMA99454 | HHS SSA | 67 | 1 | 7504 | 10429 | 0 | 0 | 919 | 0 | 0 | 0 | 0 | 893 | 0 | 0 | 893 | 12241 | 3 | 0 |
| AMA99490 | SD CONSULAR AFFR | 53 | 3 | 1929 | 13482 | 591 | 0 | 591 | 0 | 0 | 141 | 472 | 0 | 0 | 0 | 613 | 14686 | 0 | 0 |
| AMA99489 | SD OFF SECURITY | 24 | 3 | 1943 | 4070 | 0 | 0 | 2145 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6215 | 7 | 0 |
| AMA99488 | ACTION DOMESTIC | 19 | 1 | 4402 | 2994 | 0 | 0 | 306 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3300 | 1 | 0 |
| AMA99487 | USDA FNS | 145 | 1 | 1230 | 18202 | 0 | 0 | 1839 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20041 | 6 | 0 |
| AMA93486 | USDA FSIS | 5 | 1 | 1237 | 680 | 0 | 0 | 306 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 986 | 1 | 0 |
| AMA99485 | USDA FSIS | 5 | 1 | 1237 | 959 | 0 | 0 | 306 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1265 | 1 | 0 |
| AMA99483 | USDA APHIS | 20 | 1 | 1234 | 2584 | 0 | 0 | 306 | 418 | 0 | 0 | 0 | 0 | 0 | 0 | 418 | 3308 | 1 | 0 |
| AMA99496 | JD COMNTY RLTNS | 10 | 1 | 1529 | 1642 | 0 | 0 | 919 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2561 | 3 | 0 |
| AMA99495 | TD BUR AL TOB FI | 20 | 1 | 2015 | 12052 | 0 | 0 | 0 | 0 | 0 | 379 | 0 | 534 | 0 | 0 | 913 | 12965 | 0 | 0 |
| AMA99494 | CD NOAA | 2 | 1 | 1314 | 447 | 0 | 0 | 306 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 753 | 1 | 0 |
| AMA99479 | HHS SSA | 46 | 1 | 7504 | 3116 | 0 | 0 | 919 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4035 | 3 | 0 |
| AMA99459 | TD CUSTOMS SERV | 45 | 1 | 2005 | 9044 | 0 | 0 | 4597 | 0 | 0 | 142 | 0 | 0 | 0 | 0 | 142 | 13783 | 15 | 0 |
| AMA99460 | FED MED & CONCIL | 8 | 1 | 9300 | 2020 | 0 | 0 | 613 | 0 | 0 | 0 | 0 | 1115 | 0 | 0 | 1115 | 3748 | 2 | 0 |
| AMA99462 | TD IRS | 65 | 1 | 2011 | 8698 | 0 | 0 | 613 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9311 | 2 | 0 |
| AMA99463 | TD IRS | 20 | 1 | 2011 | 4014 | 0 | 0 | 1226 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5240 | 4 | 0 |

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     AMA99465 JUD REF BNKRPTCY    28   1  1007  11499      0      0   1532    238      0  6017     0     0      0     0   6255   19286   5   0
     PAGE 24
      ASSIGN.        A/B         PER C/E   A/B    OFF   G.ST   WARE   STOR    LAB   FOOD CHNGE   ADP  CONF INDUST  QRTR   SPEC  ASSIGN PRKNG
       KEY           NAME        TOT CDE   CDE  TOTAL   ST-1   ST-3    TOT   SP-1   SP-2  SP-3  SP-4  SP-5   SP-6  SP-7    TOT   TOTAL IN/OUT
      -------        ------     ---- ---   ---  -----  -----  -----  -----   ----   ---- -----  ----  ---- ------  ----   ----  ------ ------

     AMA99445 FED LAB REL AUT     14   1  5400   4953      0      0    613      0      0     0     0   554      0     0    554    6120   2   0
     AMA99446 TD US SVGS BOND      9   1  2025   1646      0      0    306      0      0     0     0     0      0     0      0    1952   1   0
     AMA99447 HUD OFF SECTY      360   1  8601  50033   1050      0   2276      0      0     0   900     0      0     0    900   53209   4   0
     **********************************************************************************************************************************

     BUILDING KEY=MA0172ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= GSA MOTOR POOL        ONE MSGR OBRIEN HGWY    BOSTON          MA
     BUILDING OCCUPIABLE=                         3434   5078      0   5078      0      0     0     0     0   9086     0   9086   17598   0 252
  G  BUILDING OCCUPIED =                          3434   5078      0   5078      0      0     0     0     0   9086     0   9086   17598   0  64
     BUILDING VACANT UNASSIGNED=                     0      0      0      0      0      0     0     0     0      0     0      0       0   0 188
     TOTAL PERSONNEL=      1
     *********************
     AMA99352 JD DRUG ENF          0   1  1532      0      0      0      0      0      0     0     0     0      0     0      0       0   0  25
     AMA99324 GSA PBS              0   2  4715   2827    214      0    214      0      0     0     0     0    342     0    342    3383   0   0
     AMA99280 TD BUR AL TOB FI     0   1  2015      0      0      0      0      0      0     0     0     0   2474     0   2474    2474   0   1
     AMA99274 TD CUSTOMS SERV      1   1  2005    607      0      0      0      0      0     0     0     0    560     0    560    1167   0   0
     AMA99272 GSA REG PBS          0   1  4746      0   1061      0   1061      0      0     0     0     0      0     0      0    1061   0   0
     AMA99273 TD US SECRET SRV     0   1  2027      0   1106      0   1106      0      0     0     0     0      0     0      0    1106   0   0
     AMA99240 CD NOAA              0   1  1314      0      0      0      0      0      0     0     0     0      0     0      0       0   0   2
     AMA99244 JD IMM & NAT SRV     0   1  1515      0      0      0      0      0      0     0     0     0      0     0      0       0   0   8
     AMA99243 FEMA                 0   1  5800      0      0      0      0      0      0     0     0     0      0     0      0       0   0   2
     AMA99234 JD FBI               0   1  1513      0    306      0    306      0      0     0     0     0   5710     0   5710    6016   0   0
     AMA30087 USA AFR              0   1  2141      0      0      0      0      0      0     0     0     0      0     0      0       0   0   1
     AMA30095 CONS PROD SFTY C     0   1  6100      0      0      0      0      0      0     0     0     0      0     0      0       0   0   2
     AMA30093 ID GEOLOGICAL SU     0   1  1407      0   2391      0   2391      0      0     0     0     0      0     0      0    2391   0   4
     AMA30089 LD EMPLMNT TRNG      0   1  1616      0      0      0      0      0      0     0     0     0      0     0      0       0   0   3
     AMA30088 USA FORSCOM          0   1  2140      0      0      0      0      0      0     0     0     0      0     0      0       0   0   1
     AMA30086 HHS OFF SECTY        0   1  7501      0      0      0      0      0      0     0     0     0      0     0      0       0   0  11
     AMA30085 HHS OFF SECTY        0   1  7501      0      0      0      0      0      0     0     0     0      0     0      0       0   0   4
     **********************************************************************************************************************************

     BUILDING KEY=MA5225ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= US FOOD & DRUG BLDG  COMMERCIAL & PRINCE EXTBOSTON          MA
     BUILDING OCCUPIABLE=                        10787    934      0   6388  10831      0   587     0     0   1789     0  13207   30382  18  53
 L-T BUILDING OCCUPIED =                         10787    934      0   6388  10831      0   587     0     0   1789     0  13207   30382  18  53
     BUILDING VACANT UNASSIGNED=                     0      0      0      0      0      0     0     0     0      0     0      0       0   0   0
     TOTAL PERSONNEL=     68
     *********************
     AMA41507 HHS FDA             68   1  7506  10787    934      0   6388  10831      0   587     0     0   1789     0  13207   30382  18  53
     **********************************************************************************************************************************

     BUILDING KEY=MA5391ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= PARK SQUARE BUILDING 31 ST JAMES AVENUE     BOSTON          MA
     BUILDING OCCUPIABLE=                         1887      0      0      0      0      0     0     0     0      0     0      0    1887   0   0
 L-T BUILDING OCCUPIED =                          1887      0      0      0      0      0     0     0     0      0     0      0    1887   0   0
     BUILDING VACANT UNASSIGNED=                     0      0      0      0      0      0     0     0     0      0     0      0       0   0   0
     TOTAL PERSONNEL=     14
     *********************
     AMA10020 LD ESA              14   1  1618   1887      0      0      0      0      0      0     0     0      0     0      0    1887   0   0
     **********************************************************************************************************************************
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BUILDING KEY=MA5399ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= NEW STUDIO BUILDING  110 TREMONT STREET     BOSTON        MA
PAGE 25
 ASSIGN.         A/B            PER  C/E  A/B   OFF   G.ST   WARE   STOR   LAB   FOOD  CHNGE  ADP  CONF  INDUST QRTR SPEC ASSIGN PRKNG
  KEY            NAME           TOT  CDE  CDE  TOTAL  ST-1   ST-3   TOT   SP-1  SP-2  SP-3  SP-4  SP-5   SP-6  SP-7 TOT  TOTAL  IN/OUT
 -------        ------          ---- ---  ---  -----  -----  -----  ----- ----  ----  ----- ----  ----  ------ ---- ---- ------ ------

BUILDING OCCUPIABLE=                           9984    145      0    145     0     0     0     0     0      0     0    0  10129   0   0
BUILDING OCCUPIED =                            9984    145      0    145     0     0     0     0     0      0     0    0  10129   0   0
BUILDING VACANT UNASSIGNED=                       0      0      0      0     0     0     0     0     0      0     0    0      0   0   0
TOTAL PERSONNEL=    63
********************
AMA43307 LD OLMS                37    1  1608  5661    145      0    145     0     0     0     0     0      0     0    0   5806   0   0
AMA43306 USA AFR                21    1  2141  3731      0      0      0     0     0     0     0     0      0     0    0   3731   0   0
AMA43305 DOT COAST GUARD         5    1  6903   592      0      0      0     0     0     0     0     0      0     0    0    592   0   0
******************************************************************************************************************************

BUILDING KEY=MA5430ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= 441 STUART ST.        441 STUART ST.         BOSTON        MA
BUILDING OCCUPIABLE=                          10317      0      0      0     0     0     0     0     0      0     0    0  10317   0   0
BUILDING OCCUPIED =                           10317      0      0      0     0     0     0     0     0      0     0    0  10317   0   0
BUILDING VACANT UNASSIGNED=                       0      0      0      0     0     0     0     0     0      0     0    0      0   0   0
TOTAL PERSONNEL=    72
********************
AMA99266 USIA                    5    1  6700   632      0      0      0     0     0     0     0     0      0     0    0    632   0   0
AMA90205 NCUA                   42    1  2500  6600      0      0      0     0     0     0     0     0      0     0    0   6600   0   0
AMA43524 CD CEN                 25    1  1304  3085      0      0      0     0     0     0     0     0      0     0    0   3085   0   0
******************************************************************************************************************************

BUILDING KEY=MA5452ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= ANALEX BLDG           150 CAUSEWAY ST        BOSTON        MA
BUILDING OCCUPIABLE=                          59837   1572      0   1572   239     0     0   740  1818    595     0 3392  64801   0   0
BUILDING OCCUPIED =                           57181   1572      0   1572     0     0     0   740  1818      0     0 2558  61311   0   0
BUILDING VACANT UNASSIGNED=                    2656      0      0      0   239     0     0     0     0    595     0  834   3490   0   0
TOTAL PERSONNEL=   337
********************
AMA99265 ID NATL PARK SRV        8    1  1417  2059      0      0      0     0     0     0     0     0      0     0    0   2059   0   0
AMA99254 EPA                   105    1  6800 14912   1232      0   1232     0     0     0     0     0      0     0    0  16144   0   0
AMA90079 SEC                    55    1  5000  8500      0      0      0     0     0     0   240     0      0     0  240   8740   0   0
AMA90080 DOD DCAA               18    1  9722  4256      0      0      0     0     0     0     0     0      0     0    0   4256   0   0
AMA90075 FTC                    30    1  2900  6485      0      0      0     0     0     0   200   953      0     0 1153   7638   0   0
AMA90072 ID GEOLOGICAL SU       49    1  1407  8499    340      0    340     0     0     0   300     0      0     0  300   9139   0   0
AMA90070 ICC                    15    1  3000  4719      0      0      0     0     0     0     0   865      0     0  865   5584   0   0
AMA90062 EPA                    10    1  6800  1650      0      0      0     0     0     0     0     0      0     0    0   1650   0   0
AMA80003 HHS FDA                47    1  7506  6101      0      0      0     0     0     0     0     0      0     0    0   6101   0   0
******************************************************************************************************************************

BUILDING KEY=MA5498ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= 100 SUMMER STREET     100 SUMMER ST.         BOSTON        MA
BUILDING OCCUPIABLE=                          37572      0      0      0   300     0   100     0   700      0     0 1100  38672   0   0
BUILDING OCCUPIED =                           37572      0      0      0   300     0   100     0   700      0     0 1100  38672   0   0
BUILDING VACANT UNASSIGNED=                       0      0      0      0     0     0     0     0     0      0     0    0      0   0   0
TOTAL PERSONNEL=   240
********************
AMA80032 GAO                   119    1  0500 14150      0      0      0   150     0     0     0   700      0     0  850  15000   0   0
AMA60065 TD CUSTOMS SERV       121    1  2005 23422      0      0      0   150     0   100     0     0      0     0  250  23672   0   0
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L-SR

-T

L-T

L-T

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     BUILDING KEY=MA5519ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= 1502 DORCHESTER AVE  1502 DORCHESTER AVE    BOSTON        MA
     PAGE 26
      ASSIGN.         A/B          PER  C/E  A/B   OFF   G.ST   WARE   STOR   LAB   FOOD  CHNGE ADP  CONF   INDUST QRTR SPEC ASSIGN PRKNG
       KEY            NAME         TOT  CDE  CDE  TOTAL  ST-1   ST-3   TOT    SP-1  SP-2  SP-3  SP-4 SP-5   SP-6   SP-7 TOT  TOTAL  IN/OUT
      -------        ------        ---- ---  ---  -----  -----  -----  -----  ----  ----  ----- ---- ----   ------ ---- ---- ------ ------

     BUILDING OCCUPIABLE=                         6100     0      0      0     0     0     0     0    0       0     0    0   6100   0   0
     BUILDING OCCUPIED =                          6100     0      0      0     0     0     0     0    0       0     0    0   6100   0   0
     BUILDING VACANT UNASSIGNED=                     0     0      0      0     0     0     0     0    0       0     0    0      0   0   0
     TOTAL PERSONNEL=     28
     ******************
L-SP AMA60160 HHS SSA             28   1  7504  6100     0      0      0     0     0     0     0    0       0     0    0   6100   0   0
     ***************************************************************************************************************************

     BUILDING KEY=MA5528ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= BATTERYMARCH BLDG    89 BROAD ST BOSTON     BOSTON        MA
     BUILDING OCCUPIABLE=                        13668     0      0      0     0     0   270     0  425       0     0  695  14363   0   0
     BUILDING OCCUPIED =                         13668     0      0      0     0     0   270     0  425       0     0  695  14363   0   0
     BUILDING VACANT UNASSIGNED=                     0     0      0      0     0     0     0     0    0       0     0    0      0   0   0
     TOTAL PERSONNEL=     71
✓    ******************
     AMA70125 SBA                 54   1  7300 10210     0      0      0     0     0     0     0    0       0     0    0  10210   0   0
    ⓧAMA60261 TD BUR AL TOB FI    17   1  2015  3458     0      0      0     0     0   270     0  425       0     0  695   4153   0   0
     ***************************************************************************************************************************

     BUILDING KEY=MA5569ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= ONE DOCK SQUARE      16-18 NORTH STREET     BOSTON        MA
     BUILDING OCCUPIABLE=                         5509    82      0     82     0     0     0     0    0       0     0    0   5591   0   0
     BUILDING OCCUPIED =                          5509    82      0     82     0     0     0     0    0       0     0    0   5591   0   0
     BUILDING VACANT UNASSIGNED=                     0     0      0      0     0     0     0     0    0       0     0    0      0   0   0
L-T  TOTAL PERSONNEL=     31
     ******************
     AMA90190 LD OCC SFTY&HLTH    31   1  1614  5509    82      0     82     0     0     0     0    0       0     0    0   5591   0   0
     ***************************************************************************************************************************

     BUILDING KEY=MA5580ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= 195STATE STREET      195STATE STREET        BOSTON        MA
     BUILDING OCCUPIABLE=                         2654     0      0      0     0     0     0     0    0       0     0    0   2654   0   0
     BUILDING OCCUPIED =                          2654     0      0      0     0     0     0     0    0       0     0    0   2654   0   0
     BUILDING VACANT UNASSIGNED=                     0     0      0      0     0     0     0     0    0       0     0    0      0   0   0
     TOTAL PERSONNEL=     12
     ******************
     AMA10050 EPA                  5   1  6800   600     0      0      0     0     0     0     0    0       0     0    0    600   0   0
-SP  AMA10039 JUD PUB DEF SRVC     7   1  1002  2054     0      0      0     0     0     0     0    0       0     0    0   2054   0   0
     ***************************************************************************************************************************

     BUILDING KEY=MA5582ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= 33 CORINTH AVE       33 CORINTH AVE         BOSTON        MA
L-SP BUILDING OCCUPIABLE=                         4877     0      0      0     0     0     0   145    0       0     0  145   5022   0   0
     BUILDING OCCUPIED =                          4877     0      0      0     0     0     0   145    0       0     0  145   5022   0   0
     BUILDING VACANT UNASSIGNED=                     0     0      0      0     0     0     0     0    0       0     0    0      0   0   0
     TOTAL PERSONNEL=     28
     ******************
     AMA10065 HHS SSA             28   1  7504  4877     0      0      0     0     0     0   145    0       0     0  145   5022   0   0
     ***************************************************************************************************************************

L-SP BUILDING KEY=MA5584ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= PAUL SAUNDERS POST   456 W. FOURTH ST.      BOSTON        MA
     BUILDING OCCUPIABLE=                         1347   625      0    625     0     0     0     0    0       0     0    0   1972   0   0
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      BUILDING OCCUPIED =                              1347   625 .     0   625     0     0     0     0     0      0     0    0   1972   0   0
      PAGE 27
       ASSIGN.          A/B        PER  C/E  A/B    OFF   G.ST   WARE   STOR   LAB   FOOD  CHNGE ADP  CONF  INDUST ORTR SPEC ASSIGN PRKNG
        KEY             NAME       TOT  CDE  CDE  TOTAL   ST-1   ST-3    TOT  SP-1  SP-2  SP-3  SP-4 SP-5   SP-6  SP-7 TOT  TOTAL  IN/OUT
       -------         ------      ---- ---  ---  -----  -----  -----  ----- ----  ----  ----- ---- ----  ------ ---- ---- ------ ------

      BUILDING VACANT UNASSIGNED=                         0      0      0      0     0     0     0     0     0      0     0    0      0   0   0
      TOTAL PERSONNEL=     4
      *******************
      AMA10079 ID NATL PARK SRV     4    1 1417   1347    625      0    625     0     0     0     0     0      0     0    0   1972   0   0
      *****************************************************************************************************************************

      BUILDING KEY=MA5585ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= 2301-2337 WASH. ST.  2301-2337 WASHINGTON STBOSTON        MA
      BUILDING OCCUPIABLE=                             5778    452      0    452     0     0     0   170     0      0     0  170   6400   0   0
L-SP  BUILDING OCCUPIED =                              5778    452      0    452     0     0     0   170     0      0     0  170   6400   0   0
      BUILDING VACANT UNASSIGNED=                         0      0      0      0     0     0     0     0     0      0     0    0      0   0   0
      TOTAL PERSONNEL=    33
 (X)  *******************
      AMA20007 HHS SSA             33    1 7504   5778    452      0    452     0     0     0   170     0      0     0  170   6400   0   0
      *****************************************************************************************************************************

      BUILDING KEY=MA5586ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= PAINE                 6 ST  JAMES AVE.       BOSTON        MA
      BUILDING OCCUPIABLE=                            20371      0      0      0     0     0     0     0     0      0     0    0  20371   0   0
      BUILDING OCCUPIED =                             20371      0      0      0     0     0     0     0     0      0     0    0  20371   0   0
      BUILDING VACANT UNASSIGNED=                         0      0      0      0     0     0     0     0     0      0     0    0      0   0   0
      TOTAL PERSONNEL=   193
 ✓    *******************
      AMA10098 TD IRS             193    1 2011  20371      0      0      0     0     0     0     0     0      0    -0    0  20371   0   0
      *****************************************************************************************************************************

      BUILDING KEY=MA5597ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= TERMINAL BUILDING    LOGAN INT AIRPORT       BOSTON        MA
      BUILDING OCCUPIABLE=                              282      0      0      0     0     0     0     0     0      0     0    0    282   0   1
L-SP  BUILDING OCCUPIED =                               282      0      0      0     0     0     0     0     0      0     0    0    282   0   1
      BUILDING VACANT UNASSIGNED=                         0      0      0      0     0     0     0     0     0      0     0    0      0   0   0
      TOTAL PERSONNEL=     2
      *******************
      AMA99139 JD DRUG ENF          2    1 1532    282      0      0      0     0     0     0     0     0      0     0    0    282   0   1
      *****************************************************************************************************************************

      BUILDING KEY=MA5599ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= ARABAN BUILDING      385 SUMMER STREET       BOSTON        MA
      BUILDING OCCUPIABLE=                                0      0  12400  12400     0     0     0     0     0      0     0    0  12400   0   0
L-SP  BUILDING OCCUPIED =                                 0      0  12400  12400     0     0     0     0     0      0     0    0  12400   0   0
      BUILDING VACANT UNASSIGNED=                         0      0      0      0     0     0     0     0     0      0     0    0      0   0   0
      TOTAL PERSONNEL=     2
      *******************
      AMA99147 USN COMNAVSEASYS     2    1 1707      0      0  12400  12400     0     0     0     0     0      0     0    0  12400   0   0
      *****************************************************************************************************************************

      BUILDING KEY=MA5611ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= WORLD TRADE CENTER   COMMONWEALTH PIER       BOSTON        MA
L-SP  BUILDING OCCUPIABLE=                             3900      0      0      0     0     0     0     0     0      0     0    0   3900   0   0
      BUILDING OCCUPIED =                              3900      0      0      0     0     0     0     0     0      0     0    0   3900   0   0
      BUILDING VACANT UNASSIGNED=                         0      0      0      0     0     0     0     0     0      0     0    0      0   0   0
      TOTAL PERSONNEL=    20
      *******************
```

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AMA99430 CD ITA                20  1  1312   3900      0      0      0     0     0     0-    0     0     0      0     0  3900   0   0
PAGE 28
 ASSIGN.         A/B           PER  C/E  A/B   OFF    G.ST   WARE   STOR   LAB   FOOD  CHNGE ADP  CONF  INDUST QRTR SPEC ASSIGN PRKNG
  KEY            NAME          TOT  CDE  CDE  TOTAL   ST-1   ST-3    TOT   SP-1  SP-2  SP-3  SP-4 SP-5   SP-6  SP-7 TOT TOTAL   IN/OUT
 -------         ------        ---- ---  ---  -----  -----  -----  -----  ----  ----  ----- ---- ----  ------ ---- ---- ------ ------

**********************************************************************************************************************************

-SP BUILDING KEY=MA5616ZZ  COUNTY CITY CODE= 0250120 BLDG NAME&ADDRESS= 540 GALLIVAN BLVD.   540 GALLIVAN BLVD      BOSTON        MA
BUILDING OCCUPIABLE=                         5450      0      0      ^     0     0     0     0     0     0      0     0  5450   0   0
BUILDING OCCUPIED =                             0      0      0      0     0     0     0     0     0     0      0     0     0   0   0
BUILDING VACANT UNASSIGNED=                  5450      0      0      0     0     0     0     0     0     0      0     0  5450   0   0
TOTAL PERSONNEL=     0                                                                                                    -
********************
**********************************************************************************************************************************

**********************************************************************************************************************************

   CITY TOTALS FOR BOSTON
CITY TOT OCCUPIABLE=                      1609352  78576  12400 236911 32773 29605 52310 38724 32552 63133      02490972095360 489 355
CITY TOT OCCUPIED =                       1566383  66257  12400 199563 32534 29605 51565 37499 32552 61870      02456252011571 406 161
CITY TOT VACANT UNASSIGNED=                 42969  12319      0  37348   239     0   745  1225     0  1263      0 3472  83789  83 194
TOTAL PERSONNEL=  9849
TOTAL NO OF BLDGS WITHIN CITY=     27
**********************************************************************************************************************************
BUILDING KEY=MA5607ZZ  COUNTY CITY CODE= 0230140 BLDG NAME&ADDRESS= MAIN AND EAST ELM ST MAIN AND EAST ELM STS. BROCKTON      MA
BUILDING OCCUPIABLE=                        27522    218      0    218     0     0     0   160     0   160      0  320  28060   0  26
BUILDING OCCUPIED =                         27522    218      0    218     0     0     0   160     0   160      0  320  28060   0  25
BUILDING VACANT UNASSIGNED=                     0      0      0      0     0     0     0     0     0     0      0    0      0   0   1
TOTAL PERSONNEL=    178
********************
AMA99557 DOD DIS              0  2  9718     935      0      0      0     0     0     0     0     0     0      0    0    935   0   0
AMA99412 GSA JOINT USE        0  1  4788     660      0      0      0     0     0     0     0     0     0      0    0    660   0   2
AMA99405 TD IRS             108  1  2011   14255      0      0      0     0     0     0     0     0     0      0    0  14255   0   8
AMA99406 HHS SSA             50  1  7504    7944      0      0      0     0     0     0   160     0     0      0  160   8104   0   1
AMA99407 LD ESA               3  1  1618     510      0      0      0     0     0     0     0     0     0      0    0    510   0   0
AMA99408 USA AFR             17  1  2141    3218    218      0    218     0     0     0     0     0     0      0    0   3436   0  14
AMA99409 GSA REG IRMS (TE     0  1  4770       0      0      0      0     0     0     0     0     0   160      0  160    160   0   0
**********************************************************************************************************************************

**********************************************************************************************************************************

   CITY TOTALS FOR BROCKTON
CITY TOT OCCUPIABLE=                        27522    218      0    218     0     0     0   160     0   160      0  320  28060   0  26
CITY TOT OCCUPIED =                         27522    218      0    218     0     0     0   160     0   160      0  320  28060   0  25
CITY TOT VACANT UNASSIGNED=                     0      0      0      0     0     0     0     0     0     0      0    0      0   0   1
TOTAL PERSONNEL=    178
TOTAL NO OF BLDGS WITHIN CITY=      1
**********************************************************************************************************************************
BUILDING KEY=MA5491ZZ  COUNTY CITY CODE= 0210155 BLDG NAME&ADDRESS= CLEVELAND CIRCLE CTR 2001 BEACON ST       BROOKLINE      MA
BUILDING OCCUPIABLE=                         2796      0      0      0     0     0     0   142     0     0      0  142   2938   0   0
BUILDING OCCUPIED =                          2796      0      0      0     0     0     0   142     0     0      0  142   2938   0   0
BUILDING VACANT UNASSIGNED=                     0      0      0      0     0     0     0     0     0     0      0    0      0   0   0
TOTAL PERSONNEL=     10
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REPORT NO: C950                     REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                          PAGE   11
REGION NO: 01                                        WORK ITEM INVENTORY                                       AS OF      05/05/87

BUILDING CT0003?2
AA RIBICOFF FB&CTHS
450 MAIN ST
HARTFORD                    CT AREA CODE 31   FIELD OFFICE CODE 1?

WORK ITEM TITLE:  ENERGY CONSERVATION ANALYSIS                                                  ESTIMATED COST         $32,000

WORK ITEM              0051                           PLAN  AUTHORIZED      DESCRIPTION:
WORK CATEGORY          [illegible]                    YEAR   AMOUNTS        PROJECT PROVIDES FOR AN ANALYSIS TO INVESTIGATE THE
ORG-FUNDING CODE       [illegible]     DESIGN          [illegible] $32,000  VARIOUS OPTIONS FOR MINIMIZING THE ENERGY REQUIRED TO
BUDGET ACT/FUNCT CODE  54.31           SUPERVISE       87          00       OPERATE THE BUILDING. STUDY SHOULD DEVELOP RECOMMENDA-
PROJECT NUMBER         RCT73[illegible] CONSTRUCT      87          00       TIONS ON HOW TO - IMPROVE OPERATING PROCEDURES, RELIABIL-
PROGRAM AREA           F1                                                   ITY OF FRESH AIR INTAKES, HEATING AND COOLING SYSTEMS
WEIGHT LOAD FACTOR     01              PA-DATE   03/11/83                   AND ALTER MECHANICAL AND ELECTRICAL SYSTEMS TO ALLOW
WORK ITEM STATUS       [illegible]                                          FULL FLEXIBILITY AND EFFICIENCY. IT SHOULD ALSO INCLUDE
CAPITALIZATION         00                                                   INVESTIGATION OF FEASIBILITY OF HEAT PUMPS, ETC.
ACCOUNTING SYSTEM ID   RCT73[illegible]                                     ALL OTHER FEATURES OF THE FACILITY HAVING
                                                                            SIGNIFICANT IMPACT ON ENERGY USAGE SHOULD BE ANALYZED
                                                                            SIMILARLY, SHOWING A COST BENEFIT RATIO TO ENABLE US
                                                                            TO DERIVE MAXIMUM PAYBACK ON INVESTMENTS MADE.

WORK ITEM TITLE:  TERM CONTRACT - HARTFORD/SPRINGFIELD - DESIGN ONLY                            ESTIMATED COST          $1,000

WORK ITEM              [illegible]                    PLAN  AUTHORIZED      DESCRIPTION:
WORK CATEGORY          31[illegible]                  YEAR   AMOUNTS        THE REGION PLANS TO ACCOMPLISH NUMEROUS SPACE ALTERATIONS
ORG-FUNDING CODE       [illegible]     DESIGN          [illegible]  $1,000  ETC., THROUGH USE OF A TERM CONSTRUCTION CONTRACT. THIS
BUDGET ACT/FUNCT CODE  [illegible].31  SUPERVISE       87          00       PROJECT AUTHORIZATION IS TO BE USED FOR PREPARATION OF
PROJECT NUMBER         [illegible]     CONSTRUCT       87          00       ESTIMATES.
PROGRAM AREA           [illegible]
WEIGHT LOAD FACTOR     [illegible]     PA-DATE   03/13/[illegible]
WORK ITEM STATUS
CAPITALIZATION         [illegible]
ACCOUNTING SYSTEM ID   [illegible]

WORK ITEM TITLE:  CONVERT DUAL DUCT TO VAV, ETC.                                                ESTIMATED COST        $252,000

WORK ITEM              [illegible]                    PLAN  AUTHORIZED      DESCRIPTION:
WORK CATEGORY          [illegible]                    YEAR   AMOUNTS        IN ACCORDANCE WITH FINAL REPORT OF XENERGY, JUNE 1984.
ORG-FUNDING CODE       [illegible]     DESIGN          84          00       PREPARE SPECIFICATIONS, DRAWINGS, ETC. AND SUPERVISE
BUDGET ACT/FUNCT CODE  [illegible]51   SUPERVISE       87          00       CONSTRUCTION FOR THE FOLLOWING ITEMS:
PROJECT NUMBER         [illegible]     CONSTRUCT       87    $252,000       INSTALL OPTIMAL START/STOP CONTROLS
PROGRAM AREA           [illegible]                                          CONVERT DUAL-DUCT SYSTEMS TO VAV
WEIGHT LOAD FACTOR     01              PA-DATE   09/19/86                   RECOVER HEAT FROM STEAM CONDENSATE
WORK ITEM STATUS       [illegible]                                          RECOVER HEAT FROM EXHAUST AIR
CAPITALIZATION         00                                                   REFER TO PAGES 95-122 OF THE FINAL REPORT BY XENERGY.
ACCOUNTING SYSTEM ID   [illegible]

WORK ITEM TITLE:  INSTALL SPRINKLERS AND REPLACE CEILINGS                                       ESTIMATED COST      $3,375,000
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REPORT NO: C950                       REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                PAGE   12
REGION NO: 01                                             WORK ITEM INVENTORY                            AS OF      05/05/87

BUILDING CT0053ZZ
AA RIBICOFF FB&CTH
450 MAIN ST
HARTFORD                   CT AREA CODE 51  FIELD OFFICE CODE 10

    WORK ITEM               0142                      PLAN  AUTHORIZED      DESCRIPTION:
    WORK CATEGORY           400                       YEAR   AMOUNTS        SPRINKLERS HAVE BEEN INSTALLED ON THE BASEMENT AND 1ST
    ORG-FUNDING CODE        G             DESIGN       90              00C  FLOORS, WITH NEW CEILING TILES, NEW LIGHTING BALLASTS,
    BUDGET ACT/FUNCT CODE   54P31         SUPERVISE    90              500  AND NEW FIXTURES IN SOME AREAS.  FLOORS 2ND THROUGH
    PROJECT NUMBER                        CONSTRUCT    90         $850,000  7TH SHOULD HAVE CEILING TILES REPLACED, BALLASTS IN
    PROGRAM AREA            C1                                              LIGHTING FIXTURES REPLACED WITH HIGH ENERGY BALLASTS,
    WEIGHT LOAD FACTOR      10            PA-DATE                           AND AUTOMATIC SPRINKLER PROTECTION INSTALLED IN ACCORD-
    WORK ITEM STATUS         *                                              ANCE WITH GSA POLICY WHICH REQUIRESS THAT SPRINKLERS BE
    CAPITALIZATION          YES                                             INSALLED THROUGHOUT FLOORS OF ANY BUILDING WHICH IS SIX
    ACCOUNTING SYST-  I                                                     OR MORE FLOORS ABOVE ITS LOWEST GROUND LEVEL (PBS P 5900.
                                                                            2B, CHAPTER 17, PARAGRAPH 3). (JGL 3/86)
                                                                            1PSA FOR CRITERIA.

    WORK ITEM TITLE:  CAFETERIA ALTERATIONS                                                        ESTIMATED COST        $235,000

    WORK ITEM               0145                      PLAN  AUTHORIZED      DESCRIPTION:
    WORK CATEGORY           312                       YEAR   AMOUNTS        PERFORM ALTERATIONS TO REDUCE CAFETERIA SPACE AND CONVERT TO
    ORG-FUNDING CODE        F             DESIGN       85              500  SNACK BAR.  PROJECT INCLUDES PARTITION REMOVAL/INSTALLATION
    BUDGET ACT/FUNCT CODE   54131         SUPERVISE    87              300  AND REMOVAL OF KITCHEN EQUIPMENT AND ITS REPLACEMENT BY
    PROJECT NUMBER          RCT35643      CONSTRUCT    87         $235,000  DIV. OF THE BLIND, AND RELEASE OF SPACE FOR OTHER USE.
    PROGRAM AREA            32                                              (SEE 29P MEMO DTD 4/4/85 AND 1091 EST. OF 4/23/85.)
    WEIGHT LOAD FACTOR      01            PA-DATE     09/22/86
    WORK ITEM STATUS         I
    CAPITALIZATION          YES
    ACCOUNTING SYSTEM ID    RCT85563

    WORK ITEM TITLE:  ISA - ALTERATIONS FOR ATF                                                    ESTIMATED COST         $25,000

    WORK ITEM               0152                      PLAN  AUTHORIZED      DESCRIPTION:
    WORK CATEGORY           310                       YEAR   AMOUNTS        PERFORM ALTERATIONS ON THE 5TH FLOOR FOR THE BUREAU
    ORG-FUNDING CODE        C             DESIGN       85              300  OF ALCOHOL, TOBACCO, AND FIREARMS, IN ACCORDANCE
    BUDGET ACT/FUNCT CODE   54132         SUPERVISE    86              500  WITH PLAN PREPARED BY REAL ESTATE DIVISION. ( JGL 3/86)
    PROJECT NUMBER                        CONSTRUCT    86          $25,000
    PROGRAM AREA            94
    WEIGHT LOAD FACTOR      01            PA-DATE
    WORK ITEM STATUS         I
    CAPITALIZATION
    ACCOUNTING SYSTEM ID    RCT36472

    WORK ITEM TITLE:  ISA ADD'L CARPETING FOR OHA                                                  ESTIMATED COST          $2,000

    WORK ITEM               0153                      PLAN  AUTHORIZED      DESCRIPTION:
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REPORT NO: C050                    REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                  PAGE   13
REGION NO: 01                                         WORK ITEM INVENTORY                            AS OF       05/05/87

BUILDING CT0052ZZ
AA RIBICOFF FB-CTHS
450 MAIN ST
HARTFORD                      CT AREA CODE 51  FIELD OFFICE CODE 12

   WORK CATEGORY           310                        YEAR   AMOUNTS           SCOPE OF ALTERATIONS FOR OFFICE OF HEARINGS AND APPEALS
   ORG-FUNDING CODE        C               DESIGN      86              500     INCREASED FOLLOWING ISSUANCE OF PREVIOUS 99, SO THAT AN
   BUDGET ACT/FUNCT CODE 54132             SUPERVISE   86              500     ADDITIONAL 50 SQUARE YARDS OF CARPETING IS REQUIRED.
   PROJECT NUMBER                          CONSTRUCT   86           *2,000     (JGL 3/86)
   PROGRAM AREA            02
   WEIGHT LOAD FACTOR      01              PA-DATE
   WORK ITEM STATUS         I
   CAPITALIZATION
   ACCOUNTING SYSTEM ID  RCT86475

   WORK ITEM TITLE:  REV. 1 - U.S. COURTS EXPANSIO                                                ESTIMATED COST          $00

   WORK ITEM               0154                       PLAN  AUTHORIZED         DESCRIPTION:
   WORK CATEGORY           31                         YEAR   AMOUNTS           PER DIRECTION AND PLAN FROM REAL ESTATE DIVISION,
   ORG-FUNDING CODE        F               DESIGN      86              300     CONSTRUCT NEW COURTROOM, JUDGE'S CHAMBERS, JURY
   BUDGET ACT/FUNCT CODE 54131             SUPERVISE   87              300     ROOM, ETC. ON 3RD FLOOR OF BUILDING; ALSO, MAKE
   PROJECT NUMBER        RCT86459          CONSTRUCT   87              300     CHANGES TO SPACE FOR MAGISTRATE ON SAME FLOOR.(JGL 3/86)
   PROGRAM AREA            01
   WEIGHT LOAD FACTOR      01              PA-DATE  03/19/87                   REVISION 1 CANCELS THIS PROJECT PER 2PE-IS DATED 1/27/87.
   WORK ITEM STATUS         D
   CAPITALIZATION          YES
   ACCOUNTING SYSTEM ID  RCT86453

   WORK ITEM TITLE:  INTERIOR PAINTING                                                            ESTIMATED COST      $80,162

   WORK ITEM               0156                       PLAN  AUTHORIZED         DESCRIPTION:
   WORK CATEGORY           510                        YEAR   AMOUNTS           LAST PAINTED IN 1983. REDECORATION IS NECESSARY ON A REGULAR
   ORG-FUNDING CODE        D               DESIGN      87           $9,740     BASIS TO MAINTAIN AND PRESERVE APPEARANCE OF THE BUILDING.
   BUDGET ACT/FUNCT CODE 54131             SUPERVISE   88          $10,442     IT IS PLANNED TO MEET AN AVERAGE CYCLE REQUIREMENT OF 5 YEAR
   PROJECT NUMBER        RCT87022          CONSTRUCT   89          $50,000
   PROGRAM AREA            A1
   WEIGHT LOAD FACTOR      01              PA-DATE  03/06/87
   WORK ITEM STATUS         4
   CAPITALIZATION          NO
   ACCOUNTING SYSTEM ID  RCT87029

   WORK ITEM TITLE:  RESURFACE PARKING LOT                                                        ESTIMATED COST      $80,162

   WORK ITEM               0157                       PLAN  AUTHORIZED         DESCRIPTION:
   WORK CATEGORY           330                        YEAR   AMOUNTS           PARKING LOTS TO REAR OF BUILDING HAVE DEVELOPED SINK
   ORG-FUNDING CODE        D               DESIGN      87           $9,740     HOLES AND CRACKS.  SINK HOLES SHOULD BE EXCAVATED AND
   BUDGET ACT/FUNCT CODE 54131             SUPERVISE   88          $10,442     BASE REBUILT.  DRAINS WILL HAVE TO BE RESET PRIOR TO
   PROJECT NUMBER        RCT87032          CONSTRUCT   83          $50,000     REPAVING LOTS.
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REPORT NO: C950                       REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                     PAGE   16
REGION NO: 01                                          WORK ITEM INVENTORY                                    AS OF      05/05/87

BUILDING CT0003ZZ
AA RIBICOFF FB/CTHS
450 MAIN ST
HARTFORD                   CT AREA CODE 51  FIELD OFFICE CODE 10

  PROGRAM AREA              A1
  WEIGHT LOAD FACTOR        01               PA-DATE   03/06/87
  WORK ITEM STATUS           A
  CAPITALIZATION            NO
  ACCOUNTING SYSTEM ID      RCT[illegible]

  WORK ITEM TITLE:  DOOR UPGRADING                                                       ESTIMATED COST        $7[illegible],000

  WORK ITEM                 0158                             PLAN   AUTHORIZED     DESCRIPTION:
  WORK CATEGORY             310                              YEAR   AMOUNTS        ENTRANCE DOORS (-) ON NORTH AND EAST SIDES OF BUILDING
  ORG-FUNDING CODE          F               DESIGN            87        [illegible]  HAVE EXPERIENCED CONSIDERABLE WEAR, INCLUDING BUCKS
  BUDGET ACT/FUNCT CODE     54 31           SUPERVISE         8[illegible]   [illegible]  ROTTING OUT. CANNOT BE REPLACED IN KIND AND REPLACEMENT
  PROJECT NUMBER            RCT87042        CONSTRUCT         8[illegible]  [illegible]0,000  PARTS ARE NOT AVAILABLE.  IN ADDITION TO REPLACEMENT OF
  PROGRAM AREA              A1                                                     THE ENTRANCE DOORS, REPLACEMENT OF LOCKS, CYLINDERS,
  WEIGHT LOAD FACTOR        01              PA-DATE                                AND DOOR CLOSERS IS REQUIRED FOR MOST INTERIOR DOORS.
  WORK ITEM STATUS          [illegible]
  CAPITALIZATION            YES
  ACCOUNTING SYSTEM ID      RCT87Z42

  WORK ITEM TITLE:  PLAZA REPAIRS                                                        ESTIMATED COST        $56,445

  WORK ITEM                 0159                             PLAN   AUTHORIZED     DESCRIPTION:
  WORK CATEGORY             330                              YEAR   AMOUNTS        FRONT PLAZA HAS SETTLED IN AREAS OF CONCRETE TEXTURE
  ORG-FUNDING CODE          D               DESIGN            87     $[illegible],875  CHANGES, REQUIRING FREQUENT REPAIRS TO AVOID HAZARDOUS
  BUDGET ACT/FUNCT CODE     54 31           SUPERVISE         88     $11,570        CONDITIONS.  PLAZA WILL NEED TO BE DUG OUT, WITH A NEW
  PROJECT NUMBER            RCT87025        CONSTRUCT         88     $35,000        BASE INSTALLED, THEN NEW CONCRETE SET.  A/E REVIEW SHOULD
  PROGRAM AREA              A1                                                     TAKE PLACE TO DETERMINE CAUSE OF SETTLING, WITH APPROPRIATE
  WEIGHT LOAD FACTOR        01              PA-DATE   04/10/87                     REMEDIES DEVELOPED.
  WORK ITEM STATUS          A
  CAPITALIZATION            NO
  ACCOUNTING SYSTEM ID      RCT87025

  WORK ITEM TITLE:  BUILDING EXTERIOR REPAIRS AND UPGRADING                              ESTIMATED COST        $74,016

  WORK ITEM                 0160                             PLAN   AUTHORIZED     DESCRIPTION:
  WORK CATEGORY             310                              YEAR   AMOUNTS        ESSENTIALLY, THE POINTING OF THE BUILDING IS SOUND, BUT
  ORG-FUNDING CODE          F               DESIGN            87     $9,745         SOME AREAS REQUIRE ATTENTION, ESPECIALLY SEAMS BETWEEN
  BUDGET ACT/FUNCT CODE     54531           SUPERVISE         88     $9,271         FLOORS AND CAULKING AROUND WINDOWS.  IN ADDITION, ALUMINUM
  PROJECT NUMBER            RCT87037        CONSTRUCT         88    $55,000         TRIM AND MARBLE AT FRONT OF BUILDING SHOULD BE CLEANED.
  PROGRAM AREA              A1                                                     ALSO, BRICK WALL SEPERATING PUBLIC SIDEWALK AND SMALL
  WEIGHT LOAD FACTOR        01              PA-DATE   04/10/87                     PARKING LOT IS LEANING, SHOULD BE REPLACED AND REPAIRED.
  WORK ITEM STATUS           A
  CAPITALIZATION            YES
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REPORT NO: C050               REPAIR, ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM            PAGE  15
REGION NO: 01                                    WORK ITEM INVENTORY                       AS OF    05/05/87

BUILDING CT0053ZZ
AA RIBICOFF FED CTR
450 MAIN ST
HARTFORD             CT AREA CODE 51  FIELD OFFICE CODE 1[illegible]

  ACCOUNTING SYSTEM ID  ACTA7087

  WORK ITEM TITLE:  INSTALL ADDITIONAL GARAGE DOOR                                 ESTIMATED COST       $42,000

  WORK ITEM               0141                   PLAN  AUTHORIZED        DESCRIPTION:
  WORK CATEGORY           350                    YEAR   AMOUNTS          GARAGE PRESENTLY HAS SINGLE ROLL-UP DOOR FOR ENTERING
  ORG-FUNDING CODE        F            DESIGN     [illegible]          [illegible]  AND EXITING.  DAMAGE TO DOOR CAN STOP ALL TRAFFIC.
  BUDGET ACT/FUNCT CODE 54431          SUPERVISE  89          [illegible]  PRESENT DOOR SHOULD BE REMOVED AND 2 NEW, INDEPENDENTLY
  PROJECT NUMBER                       CONSTRUCT  90          [illegible]  OPERATED DOORS INSTALLED SO THAT DAMAGE TO ONE ONLY
  PROGRAM AREA            A1                                             WILL CONTINUE TO PERMIT TRAFFIC FLOW.
  WEIGHT LOAD FACTOR      01           PA-DATE
  WORK ITEM STATUS         I
  CAPITALIZATION          YES
  ACCOUNTING SYSTEM ID

  WORK ITEM TITLE:  REPLACE VENETIAN BLINDS                                        ESTIMATED COST       $30,000

  WORK ITEM               0142                   PLAN  AUTHORIZED        DESCRIPTION :
  WORK CATEGORY           310                    YEAR   AMOUNTS          PURSUANT TO 2PF-HF IRAA DATED 6/15/87, REPLACE ALL OF THE
  ORG-FUNDING CODE        C            DESIGN     87              100  VENETIAN BLINDS IN THE BUILDING.
  BUDGET ACT/FUNCT CODE 54432          SUPERVISE  87              100
  PROJECT NUMBER                       CONSTRUCT  87              100
  PROGRAM AREA            47
  WEIGHT LOAD FACTOR      01           PA-DATE
  WORK ITEM STATUS         I
  CAPITALIZATION
  ACCOUNTING SYSTEM ID  ACT37350
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REPORT NO: C950
REGION NO: 01

REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM
WORK ITEM INVENTORY

AS OF 05/05/87

BUILDING CT0053ZZ
AA RIBICOFF FEDCTHS
450 MAIN ST
HARTFORD CT AREA CODE 51 FIELD OFFICE CODE 1[illegible]

BUILDING TOTALS

| PROJ AREA | CURRENT | FY-88 | FY-89 | FY-90 | FY-91 | FY-92 | TOTAL | OVERDUE | UNSCHEDULED |
|---|---|---|---|---|---|---|---|---|---|
| A1 | 1<br>30,000 | 5<br>360,725 | 0<br>00 | 1<br>43,000 | 0<br>00 | 0<br>00 | 7<br>433,725 | 0<br>00 | 0<br>00 |
| B2 | 1<br>237,000 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 3<br>237,000 | 2<br>27,000 | 0<br>00 |
| C1 | 0<br>00 | 0<br>00 | 0<br>00 | 1<br>3,375,000 | 0<br>00 | 0<br>00 | 1<br>3,375,000 | 0<br>00 | 0<br>00 |
| F1 | 1<br>32,000 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 1<br>32,000 | 0<br>00 | 0<br>00 |
| F2 | 1<br>252,000 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 1<br>252,000 | 0<br>00 | 0<br>00 |
| TOTAL $ | 4<br>551,000 | 5<br>360,725 | 0<br>00 | 2<br>3,418,000 | 0<br>00 | 0<br>00 | 13<br>4,329,725 | 2<br>27,000 | 0<br>00 |
| REIMB $ | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 |

YY TOTAL 00
ZZ TOTAL 00

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REPORT NO: C050                 REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                 PAGE   59
REGION NO: 01                                    WORK ITEM INVENTORY                              AS OF      05/05/87

BUILDING MA0131ZZ
JFK FEDERAL BUILDING
GOVERNMENT CENTER
BOSTON                     1A AREA CODE 51  FIELD OFFICE CODE 05

   WORK ITEM TITLE:  INSTALL SPRINKLERS - PROSPECTUS                                ESTIMATED COST       $2,157,000

   WORK ITEM               0177                     PLAN  AUTHORIZED       DESCRIPTION:
   WORK CATEGORY           4[illegible]             YEAR   AMOUNTS         COMPLETE SPRINKLERING OF 24-STORY HIGH-RISE AND 4-STORY
   ORG-FUNDING CODE        G           DESIGN        86             [illegible]00  LOW-RISE SHALL MEET GSA STANDARDS, INCLUDING ADEQUATE WATER
   BUDGET ACT/FUNCT CODE 55P31         SUPERVISE     85             [illegible]00  SUPPLY AND WATER FLOW ALARM CAPABILITY.
   PROJECT NUMBER          IMA86427    CONSTRUCT     83       $2,157,000  MODIFY HVAC SYSTEM TO CREATE PRESSURE DIFFERENTIAL TO CON-
   PROGRAM AREA            C1                                              TROL THE SPREAD OF SMOKE AND BURNING FIRE.
   WEIGHT LOAD FACTOR      11          PA-DATE   05/12/84                  CLOSE ALL HOLES AND VERTICAL OPENINGS TO PREVENT FIRE
   WORK ITEM STATUS        3                                               PASSING FROM ONE FLOOR OF THE HIGH-RISE TO THE NEXT.
   CAPITALIZATION          YES                                             CONSULT 1PSA FOR DETAILS. REFER TO FIRE SAFETY STUDY,
   ACCOUNTING SYSTEM ID  V1A86427                                          PAGES 4[illegible], 151 AND 4A.
                                                                           MAKE STANDPIPE MODIFICATIONS TO COMPLY WITH GSA SPRINKLERING
                                                                           STANDARDS. 2 1/2 INCH FIRE HOSE OUTLETS IN CORRIDOR LOCA-
                                                                           TIONS.  (FG 5/86)

   WORK ITEM TITLE:  REPLACE CEILING                                                ESTIMATED COST          $10,000

   WORK ITEM               0112                     PLAN  AUTHORIZED       DESCRIPTION:
   WORK CATEGORY           31[illegible]            YEAR   AMOUNTS         THE CEILING OF THE GROUND FLOOR, EXPECIALLY CORRIDOR
   ORG-FUNDING CODE                    DESIGN        [illegible]6   [illegible]00  G-1[illegible] HAS BEEN BADLY DAMAGED OVER THE YEARS DUE TO USE
   BUDGET ACT/FUNCT CODE 54[illegible]31  SUPERVISE  [illegible]6   [illegible]00  LO[illegible] HEAD ROOM AND VANDALISM. REMOVE TILES IN WORST
   PROJECT NUMBER                      CONSTRUCT     [illegible]5   [illegible],000  AREAS AND REPLACE WITH NEW MORE ABUSE-RESISTANT CEILING
   PROGRAM AREA            A1                                              TILES. SEE 1PCP TO 1PBI DATED DECEMBER 13,1976.
   WEIGHT LOAD FACTOR      01          PA-DATE
   WORK ITEM STATUS        1
   CAPITALIZATION          NO
   ACCOUNTING SYSTEM ID

   WORK ITEM TITLE:  INTERIOR PAINTING                                              ESTIMATED COST          $29,500

   WORK ITEM               01[illegible]0                PLAN  AUTHORIZED       DESCRIPTION:
   WORK CATEGORY           3[illegible]2            YEAR   AMOUNTS         LARGE LIGHTS OF GLASS OF LOBBY PASSAGEWAY HAVE A TENDENCY TO
   ORG-FUNDING CODE        0           DESIGN        79          $4,000  BREAK DUE TO TEMPERATURE CHANGES AND POSSIBLE GLAZING PROBLE
   BUDGET ACT/FUNCT CODE 54[illegible]31  SUPERVISE  85          $1,500  IT IS NECESSARY TO REDECORATE INTERIOR OF THE
   PROJECT NUMBER          R[illegible]A78633  CONSTRUCT  86        $24,000  SPECIAL MANUFACTURING RUNS. HALF LIGHTS WOULD NOT PRESENT
   PROGRAM AREA            A1                                              THIS PROBLEM. IT IS RECOMMENDED THAT A NEW DIVIDING MUNTIN
   WEIGHT LOAD FACTOR      01          PA-DATE   02/05/[illegible]         BE INSTALLED; PRESENT GLASS BE CUT AND OR REPLACED ON BOTH
   WORK ITEM STATUS        3                                               SIDES OF PASSAGE TO RESOLVE THIS RECURRING PROBLEM.
   CAPITALIZATION          NO
   ACCOUNTING SYSTEM ID  [illegible]A78353

   WORK ITEM TITLE:  SPACE ALTS - 4DD - R0[illegible]1 512                          ESTIMATED COST           $4,500
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  WORK ITEM              2238                         PLAN  AUTHORIZED        DESCRIPTION:
  WORK CATEGORY          310                          YEAR   AMOUNTS          IN ACCORDANCE WITH 1PRU MEMO 1/20/81, INSTALL 86 LF OF
  ORG-FUNDING CODE       V               DESIGN        85               500   CEILING HIGH PARITION AND 2 DOORS. REMOVE 45 LF OF
  BUDGET ACT/FUNCT CODE 50R31            SUPERVISE     86               500   CEILING HIGH PARTITION AND 1 DOOR; INSTALL 8 TELEPHONE
  PROJECT NUMBER                         CONSTRUCT     86               500   AND ELECTRICAL OUTLETS; REMOVE 7 TELEPHONE AND ELECTRIC
  PROGRAM AREA           41                                                   OUTLETS.
  WEIGHT LOAD FACTOR     05              PA-DATE
  WORK ITEM STATUS       I
  CAPITALIZATION         10
  ACCOUNTING SYSTEM ID

  WORK ITEM TITLE:  DUMBWAITER AND STAIRWAY ALTS.                                              ESTIMATED COST         $13,000

  WORK ITEM              1327                         PLAN  AUTHORIZED        DESCRIPTION:
  WORK CATEGORY          311                          YEAR   AMOUNTS          FBI HAS REQUESTED GSA TO EXTEND EXISTING DUMBWAITER
  ORG-FUNDING CODE       V               DESIGN        85            13,000   FROM 7TH FLOOR TO 8TH FLOOR.  INSTALL SLAB-TO-SLAB
  BUDGET ACT/FUNCT CODE 40271            SUPERVISE     86               100   FIRE RATED WALL AND DOOR ON 10TH FLOOR.  ALTS. TO
  PROJECT NUMBER        MMA85472         CONSTRUCT     86               600   MEN'S ROOM 10TH FLOOR. ALL PER RWA DTD 12/27/85
  PROGRAM AREA           31
  WEIGHT LOAD FACTOR     05              PA-DATE   10/16/85
  WORK ITEM STATUS       3
  CAPITALIZATION         10
  ACCOUNTING SYSTEM ID  14135322

  WORK ITEM TITLE:  CAFETERIA REDUCTION AND UPGRADING                                          ESTIMATED COST         $191,000

  WORK ITEM              2241                         PLAN  AUTHORIZED        DESCRIPTION:
  WORK CATEGORY          311                          YEAR   AMOUNTS          REDUCE CAFETERIA BY APPROXIMATELY 2,000 SQ. FT. AND IMPROVE
  ORG-FUNDING CODE       S               DESIGN        87               500   SERVING AREA.  RELEASED SPACE WOULD BE USED FOR NEW CONFER-
  BUDGET ACT/FUNCT CODE 54131            SUPERVISE     88               500   ENCE ROOM. (SEE PBR MEMO DATED 4/4/85 AND 1PB MEMO
  PROJECT NUMBER                         CONSTRUCT     88           190,000   DATED 7/30/85.)  (SRC 5/85)
  PROGRAM AREA           42
  WEIGHT LOAD FACTOR     11              PA-DATE
  WORK ITEM STATUS       I
  CAPITALIZATION         YES
  ACCOUNTING SYSTEM ID

  WORK ITEM TITLE:  FIRE ALARM SYSTEM/LOW-RISE - PROSPECTUS                                    ESTIMATED COST         $210,000

  WORK ITEM              2344                         PLAN  AUTHORIZED        DESCRIPTION:
  WORK CATEGORY          623                          YEAR   AMOUNTS          BUILDING MANAGER HAS REQUESTED REPLACEMENT OF LOW-RISE FIRE
  ORG-FUNDING CODE       S               DESIGN        85               500   ALARM SYSTEM (1PB-6 MEMO 5/13/85). THE CURRENT SYSTEM IS
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   BUDGET ACT/FUNCT CODE 55P31          SUPERVISE  87                   $00  ANTIQUATED AND REQUIRES MANY REPAIRS. THIS PROJECT SHOULD
   PROJECT NUMBER        I1478545       CONSTRUCT  87              $217,000  INCLUDE INTERFACE WITH LOW-RISE ELEVATORS FOR AUTOMATIC
   PROGRAM AREA          C1                                                  ELEVATOR RECALL. (SRC 8/85)
   WEIGHT LOAD FACTOR    04             PA-DATE    05/29/86
   WORK ITEM STATUS      A
   CAPITALIZATION        YES
   ACCOUNTING SYSTEM ID  V4A12334

   WORK ITEM TITLE:  WINDOW REPAIRS - PROSPECTUS                                                 ESTIMATED COST        $780,000

   WORK ITEM             3345                            PLAN  AUTHORIZED        DESCRIPTION:
   WORK CATEGORY         310                             YEAR   AMOUNTS          REPLACE ALL EXTERIOR WINDOW GASKETING, PER 1PB MEMO
   ORG-FUNDING CODE      3              DESIGN      86                   $00  DATED 7/30/85. (SRC 8/85)
   BUDGET ACT/FUNCT CODE 55P31          SUPERVISE   87                   $00
   PROJECT NUMBER        I1473545       CONSTRUCT   87              $780,000
   PROGRAM AREA          41
   WEIGHT LOAD FACTOR    01             PA-DATE     05/29/86
   WORK ITEM STATUS      A
   CAPITALIZATION        YES
   ACCOUNTING SYSTEM ID  V1A92334

   WORK ITEM TITLE:  [illegible] PLUMBING RISERS                                                 ESTIMATED COST         $24,000

   WORK ITEM             [illegible]                     PLAN  AUTHORIZED        DESCRIPTION:
   WORK CATEGORY         450                             YEAR   AMOUNTS          PRESENT TOILET ROOM MAIN RISERS HAVE DEVELOPED LEAKS.
   ORG-FUNDING CODE      3              DESIGN      86                    00  EXAMINE AND REPAIR/REPLACE, PER 1PB MEMO DATED 7/30/85.
   BUDGET ACT/FUNCT CODE 55P31          SUPERVISE   87                   $00  (SRC 8/85)
   PROJECT NUMBER        I1473545       CONSTRUCT   87               $24,000
   PROGRAM AREA          41
   WEIGHT LOAD FACTOR    01             PA-DATE     05/29/86
   WORK ITEM STATUS      A
   CAPITALIZATION        YES
   ACCOUNTING SYSTEM ID  V4A12334

   WORK ITEM TITLE:  ASBESTOS ABATEMENT - PROSPECTUS                                             ESTIMATED COST      $4,556,000

   WORK ITEM             3350                            PLAN  AUTHORIZED        DESCRIPTION:
   WORK CATEGORY         432                             YEAR   AMOUNTS          ASBESTOS REMOVAL: INSTALLATION OF SPRINKLERS MAY DISTURB
   ORG-FUNDING CODE      1              DESIGN      86                    00  SPRAYED-ON FIREPROOFING/INSULATION MATERIAL CONTAINING AS-
   BUDGET ACT/FUNCT CODE 55P31          SUPERVISE   86                   $00  BESTOS.  REMOVAL OF ASBESTOS IS REQUIRED UNDER VARIOUS LAWS
   PROJECT NUMBER        I1550427       CONSTRUCT   86            $4,556,000  AND REGULATIONS, AS MENTIONED IN THE PROSPECTUS NARRATIVE.
   PROGRAM AREA          C1                                                   AGENCY TENANTS ARE TO BE EVACUATED DURING ASBESTOS-RELATED
   WEIGHT LOAD FACTOR    10             PA-DATE     05/12/86                  WORK FOR THIS PROJECT. NEW FIREPROOFING SHALL BE INSTALLED.
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  WORK ITEM STATUS       A                                                 NEW CEILINGS AND PARTITIONS: IN ORDER TO INSTALL SPRINKLERS
  CAPITALIZATION         YES                                               AND REMOVE ASBESTOS, EXISTING CEILINGS AND PARTITIONS WILL
  ACCOUNTING SYSTEM ID   V4A36427                                          BE REMOVED AND REPLACED.
                                                                           SEE MEMO DATED 8/7/84 FROM 1A TO P FOR NARRATIVE BACKGROUND
                                                                           AND MEMO DATED 11/9/84 FROM 1PCP TO 1PEP FOR DESCRIPTIONS.
                                                                           (SRC 3/25)

  WORK ITEM TITLE: REPLACE LIGHTING FIXTURES & CEILINGS - PROSPECTUS                             ESTIMATED COST      $7,655,000

  WORK ITEM              0351                         PLAN  AUTHORIZED     DESCRIPTION:
  WORK CATEGORY          411                          YEAR   AMOUNTS       THE EXISTING LIGHT FIXTURES AND BALLASTS ARE AT THE END OF
  ORG-FUNDING CODE       6               DESIGN        86            .00   THEIR ECONOMIC LIFE AND MUST BE REMOVED TO ACCOMPLISH THE
  BUDGET ACT/FUNCT CODE  55P31           SUPERVISE     84            .00   SPRINKLER AND ASBESTOS WORK.  NEW FIXTURES WILL BE INSTALLED
  PROJECT NUMBER         I1466427        CONSTRUCT     88  $7,655,000      AS REPLACEMENTS IN CONJUNCTION WITH A NON-MODULAR CEILING
  PROGRAM AREA           41                                                SYSTEM.  INCREASE PRESENT EMERGENCY LIGHTING AND REVIEW
  WEIGHT LOAD FACTOR     31              PA-DATE   05/12/86                EMERGENCY GENERATOR CAPACITY. (FG 5/95)
  WORK ITEM STATUS       A
  CAPITALIZATION         YES
  ACCOUNTING SYSTEM ID   V4A36427

  WORK ITEM TITLE: UPGRADE HVAC SYSTEMS - PROSPECTUS                                             ESTIMATED COST        $575,000

  WORK ITEM              0352                         PLAN  AUTHORIZED     DESCRIPTION:
  WORK CATEGORY          512                          YEAR   AMOUNTS       THE MANUALLY-OPERATED HVAC SYSTEM CONSISTS OF AN ABSORP-
  ORG-FUNDING CODE       5               DESIGN        86            .00   TION SYSTEM FOR COOLING AND PURCHASED STEAM FOR HEATING.
  BUDGET ACT/FUNCT CODE  [illegible]     SUPERVISE     87            .00   STAGGERED VERTICAL ZONING MAKES IT DIFFICULT TO KEEP
  PROJECT NUMBER         I1A72545        CONSTRUCT     87    $575,000      CONSTANT TEMPERATURES IN THE HIGH-RISE.  A NEW HVAC SYS-
  PROGRAM AREA           41                                                TEM SHOULD REDUCE OPERATING COSTS BY 20 TO 25 PERCENT.
  WEIGHT LOAD FACTOR     31              PA-DATE   05/29/86                REDUCE NUMBER OF FLOORS IN ZONES; ZONE ACCORDING TO
  WORK ITEM STATUS       A                                                 SOLAR LOAD; PROVIDE FOR SHUTDOWN BY NO MORE THAN TWO
  CAPITALIZATION         YES                                               FLOORS; PROVIDE CEILING SUPPLY CLOSER TO WINDOW WALL.
  ACCOUNTING SYSTEM ID   V4A32724                                          REMOVE EXISTING STEAM ABSORPTION MACHINES AND REPLACE
                                                                           WITH CENTRIFUGAL CHILLERS.
                                                                           PROVIDE A/C TO PREVENT ELEVATOR EQUIPMENT OVERHEATING,
                                                                           ESPECIALLY ON THE 17TH FLOOR.
                                                                           SEPARATE CIRCULATING SYSTEMS BY HIGH-RISE AND LOW-RISE
                                                                           BUILDINGS.
                                                                           ISOLATE LOADING DOCK AREA TO PREVENT COLD OR HOT AIR
                                                                           FROM ENTERING LOW-RISE.
                                                                           INSTALL CHILLED-WATER LOOP FOR YEAR-ROUND COOLING OF
                                                                           COMPUTER ROOMS IN THE HIGH-RISE BUILDING.
                                                                           SEE MEMO, 8/7/84 FROM 1A TO P FOR NARRATIVE BACKGROUND,
                                                                           AND MEMO, 11/9/84 FROM 1PCP TO 1PEP FOR DESCRIPTIONS.(SRC 3/
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  WORK ITEM TITLE:  INTERIOR PAINTING - LOW-RISE                                        ESTIMATED COST        $176,000

  WORK ITEM              0353                     PLAN  AUTHORIZED      DESCRIPTION:
  WORK CATEGORY          510                      YEAR   AMOUNTS        IN CONJUNCTION WITH THE TIMING OF THE 1ST PHASE OF THE
  ORG-FUNDING CODE       D          DESIGN         86            100    PROSPECTUS PROJECT, INTERIOR PAINTING SHALL BE PERFORMED
  BUDGET ACT/FUNCT CODE 54931       SUPERVISE      87            500    IN THE LOW-RISE SECTION OF THE BUILDING. (JGL 4/86)
  PROJECT NUMBER         I9478545   CONSTRUCT      87       $176,000
  PROGRAM AREA           A1
  WEIGHT LOAD FACTOR     01         PA-DATE   06/12/86
  WORK ITEM STATUS       4
  CAPITALIZATION         NO
  ACCOUNTING SYSTEM ID   KMA46531

  WORK ITEM TITLE:  UPGRADE ELEVATOR SYSTEMS - PROSPECTUS                               ESTIMATED COST      $3,340,000

  WORK ITEM              0334                     PLAN  AUTHORIZED      DESCRIPTION:
  WORK CATEGORY          420                      YEAR   AMOUNTS        THE ELEVATOR SYSTEM IS IN NEED OF OVERHAUL AND UPGRADING.
  ORG-FUNDING CODE       G          DESIGN         86            100    THIS WORK WILL BE DONE MORE CONVENIENTLY WHILE THE BUILD-
  BUDGET ACT/FUNCT CODE 53931       SUPERVISE      87            100    ING POPULATION IS REDUCED DURING THE OTHER RENOVATIONS.
  PROJECT NUMBER        *I9475[illegible]   CONSTRUCT      87     $3,340,000    REPLACE CARS IN HIGH-RISE AND LOW-RISE.  CAR PANELS SHALL
  PROGRAM AREA           A1                                             MEET HANDICAP CRITERIA. (EG 5/85)
  WEIGHT LOAD FACTOR     01         PA-DATE   05/29/86
  WORK ITEM STATUS       [illegible]
  CAPITALIZATION         YES
  ACCOUNTING SYSTEM ID  */[illegible]

  WORK ITEM TITLE:  INSTALL NEW COMMUNICATIONS SYSTEMS - PROSPECTUS                     ESTIMATED COST        $729,000

  WORK ITEM              0355                     PLAN  AUTHORIZED      DESCRIPTION:
  WORK CATEGORY          240                      YEAR   AMOUNTS        BASED ON THE DRAFT MEMO OF APRIL 1985 FROM THE TASK FORCE ON
  ORG-FUNDING CODE       3          DESIGN         86            100    INTRA-BUILDING TELECOMMUNICATIONS (PB-T), THE PROSPECTUS
  BUDGET ACT/FUNCT CODE 54931       SUPERVISE      88            100    SCOPE INCLUDES RE-SETTING UP A TELEPHONE SYSTEM OF
  PROJECT NUMBER                    CONSTRUCT      88       $729,000    APPROXIMATELY 6,000 TELEPHONES.  SPECIFIC TELECOMMUNICA-
  PROGRAM AREA           A1                                             TIONS SERVICES REQUIRED WILL HAVE TO BE DETERMINED
  WEIGHT LOAD FACTOR     01         PA-DATE                             THROUGH THE TENANT AGENCIES. (SRC 8/85)
  WORK ITEM STATUS       1
  CAPITALIZATION         YES
  ACCOUNTING SYSTEM ID

  WORK ITEM TITLE:  REINFORCE FLOOR STRUCTURE - PROSPECTUS                              ESTIMATED COST        $425,000

  WORK ITEM              0357                     PLAN  AUTHORIZED      DESCRIPTION:
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   WORK CATEGORY           310                     YEAR   AMOUNTS        IN CONJUNCTION TH WORK ITEM TO UPGRADE ELEVATOR SYSTEMS -
   ORG-FUNDING CODE        5          DESIGN        86              700  PROSPECTUS, ADDITIONAL STRUCTURAL FRAMING WILLBE
   BUDGET ACT/FUNCT CODE 55P31        SUPERVISE     88              600  INSTALLED IN SELECTED FLOOR AREAS.
   PROJECT NUMBER        RMA86427     CONSTRUCT     88         $425,000  (SRC 3/85)
   PROGRAM AREA            41
   WEIGHT LOAD FACTOR      01         PA-DATE     06/12/86
   WORK ITEM STATUS        4
   CAPITALIZATION          YES
   ACCOUNTING SYSTEM ID  V4A86427

   WORK ITEM TITLE:  ENERGY MANAGEMENT CONTROL SYSTEM - PROSPECTUS                                ESTIMATED COST        $357,000

   WORK ITEM               0358                   PLAN  AUTHORIZED       DESCRIPTION:
   WORK CATEGORY           610                    YEAR   AMOUNTS         IN CONJUNCTION WITH WORK ITEM TO UPGRADE HVAC SYSTEMS -
   ORG-FUNDING CODE        3          DESIGN        86              500  PROSPECTUS, AND WORK ITEM TO UPGRADE ELECTRICAL
   BUDGET ACT/FUNCT CODE 54P31        SUPERVISE     89              700  SYSTEMS - PROSPECTUS, INSTALL ENERGY MANAGEMENT CONTROL
   PROJECT NUMBER                     CONSTRUCT     89         $357,000  SYSTEM FOR NEW EQUIPMENT AND INCLUDE AUTOMATIC LIGHTING
   PROGRAM AREA            41                                            SHUT-OFF.
   WEIGHT LOAD FACTOR      01         PA-DATE                            (SRC 3/85)
   WORK ITEM STATUS        I
   CAPITALIZATION          YES
   ACCOUNTING SYSTEM ID

   WORK ITEM TITLE:  MISCELLANEOUS - PROSPECTUS                                                   ESTIMATED COST        $434,000

   WORK ITEM               0359                   PLAN  AUTHORIZED       DESCRIPTION:
   WORK CATEGORY           610                    YEAR   AMOUNTS         THIS IS TO COVER OTHER MINOR IMPROVEMENTS WHICH WILL BE
   ORG-FUNDING CODE        1          DESIGN        86               30  IDENTIFIED DURING DESIGN AND CONSTRUCTION.
   BUDGET ACT/FUNCT CODE 54P31        SUPERVISE     89              300  (SRC 3/85)
   PROJECT NUMBER                     CONSTRUCT     89         $434,000
   PROGRAM AREA            41
   WEIGHT LOAD FACTOR      01         PA-DATE
   WORK ITEM STATUS        I
   CAPITALIZATION          NO
   ACCOUNTING SYSTEM ID

   WORK ITEM TITLE:  REPLACE ENTRANCE DOORS/HI-RISE                                               ESTIMATED COST         $30,000

   WORK ITEM               0351                   PLAN  AUTHORIZED       DESCRIPTION:
   WORK CATEGORY           310                    YEAR   AMOUNTS         REPLACE ALL ENTRANCE DOORS IN THE HI-RISE AND
   ORG-FUNDING CODE        0          DESIGN        87              500  RAIP-CONNECTING PORTIONS OF THE BUILDING.  REPLACE ALL
   BUDGET ACT/FUNCT CODE 54A31        SUPERVISE     87              300  DETERIORATED ALUMINUM SECTIONS IN A MANNER TO MATCH AND
   PROJECT NUMBER        RMA86434     CONSTRUCT     87          $30,000  BLEND EXACTLY.  CLEAN ALL EXISTING ALUMINUM TO REMAIN SO
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  PROGRAM AREA           A1                                                    THAT NEW AND EXISTING MATCH, UP TO LEVEL OF OVERHANG.
  WEIGHT LOAD FACTOR     01          PA-DATE   02/14/86                        DO NOT DUPLICATE METHOD USED ON ONE DOOR BY BMD IN 9/85.
  WORK ITEM STATUS       A                                                     SEE 1931 FOR COPIES OF 2/85 REPLACEMENT PROPOSAL BY A
  CAPITALIZATION         NO                                                    MANUFACTURER'S REPRESENTATIVE.
  ACCOUNTING SYSTEM ID   R1A36434                                              (SRC 12/85).

  WORK ITEM TITLE:  D&C INSPECTION SERVICES                                                 ESTIMATED COST              $7,200

  WORK ITEM              0362                        PLAN   AUTHORIZED         DESCRIPTION:
  WORK CATEGORY          310                         YEAR    AMOUNTS           PROVIDE INSPECTION SERVICES FOR D&C IN SUPPORT
  ORG-FUNDING CODE       Y           DESIGN           86                  $00  OF OIRM AGGREGATE SWITCH PROCUREMENT
  BUDGET ACT/FUNCT CODE  30331       SUPERVISE        86               $7,200
  PROJECT NUMBER         R1A86443    CONSTRUCT        86                  $00
  PROGRAM AREA           A1
  WEIGHT LOAD FACTOR     01          PA-DATE   02/19/86
  WORK ITEM STATUS       [illegible]
  CAPITALIZATION         NO
  ACCOUNTING SYSTEM ID   A5420425

  WORK ITEM TITLE:  INTERIOR PAINTING - HIGH-RISE                                           ESTIMATED COST            $175,000

  WORK ITEM              [illegible]                 PLAN   AUTHORIZED         DESCRIPTION:
  WORK CATEGORY          [illegible]                 YEAR    AMOUNTS           IN CONJUNCTION WITH THE TIMING OF THE 2ND PHASE OF THE
  ORG-FUNDING CODE       [illegible] DESIGN           85                  $00  PROSPECTUS PROJECT, INTERIOR PAINTING SHALL BE PERFORMED
  BUDGET ACT/FUNCT CODE  54 31       SUPERVISE        83                  $00  IN THE HIGH-RISE SECTION OF THE BUILDING. (JGL 4/85)
  PROJECT NUMBER         [illegible] CONSTRUCT        83             $175,000
  PROGRAM AREA           A1
  WEIGHT LOAD FACTOR     01          PA-DATE   05/12/86
  WORK ITEM STATUS       [illegible]
  CAPITALIZATION         YES
  ACCOUNTING SYSTEM ID   [illegible]

  WORK ITEM TITLE:  INSTALL SPRINKLERS                                                      ESTIMATED COST          $1,210,000

  WORK ITEM              [illegible]                 PLAN   AUTHORIZED         DESCRIPTION:
  WORK CATEGORY          [illegible]                 YEAR    AMOUNTS           INSTALL 8" HIGH PRESSURE LINE FROM THE STREET TO THE
  ORG-FUNDING CODE       G           DESIGN           86                  $00  BUILDING TO SERVICE NEW 750 GPM FIRE PUMP.
  BUDGET ACT/FUNCT CODE  33331       SUPERVISE        87                  $00
  PROJECT NUMBER         R1A73545    CONSTRUCT        87           $1,210,000
  PROGRAM AREA           [illegible]
  WEIGHT LOAD FACTOR     10          PA-DATE   05/29/86
  WORK ITEM STATUS       A
  CAPITALIZATION         YES
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  ACCOUNTING SYSTEM ID  VMA82306

  WORK ITEM TITLE:  ASBESTOS REMOVAL - LOW RISE                                             ESTIMATED COST        $496,000

  WORK ITEM               3368                     PLAN   AUTHORIZED       DESCRIPTION:
  WORK CATEGORY           452                      YEAR    AMOUNTS         REMOVAL OF ASBESTOS IS REQUIRED UNDER VARIOUS LAWS AND
  ORG-FUNDING CODE        5             DESIGN      86                600  REGULATIONS, AS MENTIONED IN THE PROSPECTUS NARRATIVE.
  BUDGET ACT/FUNCT CODE 55231           SUPERVISE   87            [illegible]  INTERIOR SURFACES OF PRE-CAST EXTERIOR SHIN OF THE LOW-RISE
  PROJECT NUMBER        [illegible]     CONSTRUCT   87        $495,[illegible]  AND SOME INTERIOR STEEL COLUMNS ARE COVERED WITH SPRAYED-ON
  PROGRAM AREA            05                                               FIREPROOFING/INSULATION. (FG 5/86)
  WEIGHT LOAD FACTOR      05            PA-DATE   05/29/86
  WORK ITEM STATUS         4
  CAPITALIZATION          YES
  ACCOUNTING SYSTEM ID  VMA32306

  WORK ITEM TITLE:  PERIMETER INDUCTION UNITS                                               ESTIMATED COST        $908,000

  WORK ITEM               3369                     PLAN   AUTHORIZED       DESCRIPTION:
  WORK CATEGORY           452                      YEAR    AMOUNTS         INDUCTION UNITS HAVE TO BE REMOVED IN ORDER TO REMOVE
  ORG-FUNDING CODE        5             DESIGN      86            [illegible]  ASBESTOS INSULATION ON PRE-CAST PANELS.  INDUCTION UNITS
  BUDGET ACT/FUNCT CODE 55231           SUPERVISE   87            [illegible]  SHALL BE FLUSHED OUT, REPAIRED WHEN NECESSARY AND REIN-
  PROJECT NUMBER        [illegible]     CONSTRUCT   87        $[illegible]  STALLED.  REINSTALLATION WILL INCLUDE AN INDIVIDUAL SHUT-OFF
  PROGRAM AREA            41                                               VALVE ON EACH UNIT. (FG 5/86)
  WEIGHT LOAD FACTOR      01            PA-DATE   05/29/86
  WORK ITEM STATUS        [illegible]
  CAPITALIZATION          YES
  ACCOUNTING SYSTEM ID  VMA82306

  WORK ITEM TITLE:  UPGRADE PRIMARY ELECTRICAL SERVICE & DISTRIBUTION SYSTEMS               ESTIMATED COST      $1,534,000

  WORK ITEM               3370                     PLAN   AUTHORIZED       DESCRIPTION:
  WORK CATEGORY         [illegible]                YEAR    AMOUNTS         IN CONJUNCTION WITH HVAC UPGRADE TO CENTRIFUGAL CHILLERS
  ORG-FUNDING CODE        5             DESIGN      86            [illegible]  ADDITIONAL ELECTRICAL SERVICE WILL BE REQUIRED.  THE CURRENT
  BUDGET ACT/FUNCT CODE 55231           SUPERVISE   87            [illegible]  ELECTRIC POWER SYSTEM IS NO LONGER ADEQUATE TO SUPPORT THE
  PROJECT NUMBER        [illegible]     CONSTRUCT   87      $1,534,[illegible]  EXPANSION OF AGENCY OFFICE AUTOMATION INSTALLATIONS IN THE
  PROGRAM AREA            11                                               BUILDING.  NEW SERVICE SHOULD ALLOW FOR 25% FUTURE INCREASE.
  WEIGHT LOAD FACTOR      01            PA-DATE   05/29/86                 (FG 5/86)
  WORK ITEM STATUS        [illegible]
  CAPITALIZATION          YES
  ACCOUNTING SYSTEM ID  VMA82306

  WORK ITEM TITLE:  REPLACE EXISTING CARPET - VINYL TILE                                    ESTIMATED COST      $1,094,000

  WORK ITEM               3371                     PLAN   AUTHORIZED       DESCRIPTION:
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REPORT NO: C950                  REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                          PAGE   67
REGION NO: 01                                        WORK ITEM INVENTORY                                      AS OF      05/05/87

BUILDING MA0131ZZ
JFK FEDERAL BUILDING
GOVERNMENT CENTER
BOSTON                  MA AREA CODE 51  FIELD OFFICE CODE 05

  WORK CATEGORY         440                      YEAR   AMOUNTS          ALL EXISTING CARPET AND VINYL TILE FLOORING IN THE BUILDING
  ORG-FUNDING CODE      6             DESIGN      86               000   SHALL BE REMOVED EXCEPT IN EXISTING COMPUTER ROOM.  INSTALL
  BUDGET ACT/FUNCT CODE 55P31         SUPERVISE   87               000   NEW CARPET AND VINYL TILE IN OFFICE AND CORE AREAS RESPEC-
  PROJECT NUMBER        IMA78565      CONSTRUCT   87        $1,326,000   TIVELY AS REQUIRED BY AGENCY ASSIGNMENT/SPACE LAYOUT
  PROGRAM AREA          A1                                               DRAWINGS.  (FG 5/86)
  WEIGHT LOAD FACTOR    01            PA-DATE   05/29/86
  WORK ITEM STATUS      4
  CAPITALIZATION        YES
  ACCOUNTING SYSTEM ID  VMA82374

  WORK ITEM TITLE:  REWIRE UNDERFLOOR DUCT SYSTEM                                              ESTIMATED COST        $911,000

  WORK ITEM             0372                     PLAN  AUTHORIZED        DESCRIPTION:
  WORK CATEGORY         410                      YEAR   AMOUNTS          THE CURRENT FLOOR DUCT ELECTRIC POWER SYTEM IS NO LONGER
  ORG-FUNDING CODE      5             DESIGN      86               000   ADEQUATE TO SUPPORT THE EXPANSION OF AGENCY OFFICE AUTOMA-
  BUDGET ACT/FUNCT CODE 55P31         SUPERVISE   87               000   TION INSTALLATION.  REMOVE ALL EXISTING WIRING (ELECTRICAL,
  PROJECT NUMBER        IMA78765      CONSTRUCT   87          $911,000   COMMUNICATIONS) FROM THIS SYSTEM.  REWIRE TO ACCOMODATE
  PROGRAM AREA          A1                                               TENANT FIT UP. (FG 5/85)
  WEIGHT LOAD FACTOR    01            PA-DATE   05/29/86
  WORK ITEM STATUS      4
  CAPITALIZATION        YES
  ACCOUNTING SYSTEM ID  VMA82374

  WORK ITEM TITLE:  NEW PARTITION SYSTEM                                                       ESTIMATED COST      $2,752,000

  WORK ITEM             0373                     PLAN  AUTHORIZED        DESCRIPTION:
  WORK CATEGORY         441                      YEAR   AMOUNTS          ALL EXISTING OCCUPIED SPACE SHALL BE REMOVED AND NEW OFFICE
  ORG-FUNDING CODE      5             DESIGN      86               000   SPACE INSTALLED IN ACCORDANCE WITH AGENCY ASSIGNMENT PLANS/
  BUDGET ACT/FUNCT CODE 55P31         SUPERVISE   87               000   SPACE LAYOUTS TO BE FURNISHED BY THE GOVERNMENT.
  PROJECT NUMBER        IMA78565      CONSTRUCT   87        $2,752,000
  PROGRAM AREA          A1
  WEIGHT LOAD FACTOR    01            PA-DATE   05/29/86
  WORK ITEM STATUS      4
  CAPITALIZATION        YES
  ACCOUNTING SYSTEM ID  VMA82374

  WORK ITEM TITLE:  REPLACE FREIGHT ELEVATOR LOBBY & OTHER DOORS                               ESTIMATED COST         $42,000

  WORK ITEM             0374                     PLAN  AUTHORIZED        DESCRIPTION:
  WORK CATEGORY         311                      YEAR   AMOUNTS          ORIGINAL FREIGHT ELEVATOR AND OTHER DOORS THROUGHOUT
  ORG-FUNDING CODE      F             DESIGN      87               000   BUILDING, ESPECIALLY IN LOWER FLOOR SERVICE CORRIDORS,
  BUDGET ACT/FUNCT CODE 56P31         SUPERVISE   89               000   HAVE BECOME DAMAGED, SHOW HEAVY WEAR, AND/OR DO NOT
  PROJECT NUMBER                      CONSTRUCT   89           $42,000   ALLIGN PROPERLY.  REPLACEMENT OF APPROXIMATE 35 SETS
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REPORT NO: C95C                              REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM
REGION NO: 01                                                  WORK ITEM INVENTORY                          AS OF       PAGE   68
                                                                                                                          05/05/87
BUILDING MA0131ZZ
JFK FEDERAL BUILDING
GOVERNMENT CENTER
BOSTON                     MA AREA CODE 51  FIELD OFFICE CODE 35

  PROGRAM AREA              A1
  WEIGHT LOAD FACTOR        01            PA-DATE                              OF DOUBLE DOORS WITH IMPACT-RESISTANT DOORS THROUGHOUT
  WORK ITEM STATUS          I                                                  LOW- AND HIGH-RISE BUILDINGS IS REQUIRED. (JGL 5/86)
  CAPITALIZATION            YES
  ACCOUNTING SYSTEM ID

  WORK ITEM TITLE:  PERIMETER INDUCTION UNITS
                                                                                                      ESTIMATED COST       $1,285,000
  WORK ITEM                 3375                        PLAN  AUTHORIZED       DESCRIPTION:
  WORK CATEGORY             561                         YEAR   AMOUNTS         INDUCTION UNITS HAVE TO BE REMOVED IN ORDER TO REMOVE THE
  ORG-FUNDING CODE          G              DESIGN        96                000 ASBESTOS INSULATION ON PRE-CAST PANELS.  INDUCTION UNITS
  BUDGET ACT/FUNCT CODE 55P31              SUPERVISE     84                000 SHALL BE FLUSHED OUT, REPAIRED AS NECESSARY AND REINSTALLED.
  PROJECT NUMBER            I1835427       CONSTRUCT     88         $1,285,000 REINSTALLATION WILL INCLUDE AN INDIVIDUAL SHUT-OFF VALVE
  PROGRAM AREA              A1                                                 (BALL VALVE) ON EACH UNIT. (FG 5/86)
  WEIGHT LOAD FACTOR        01            PA-DATE   06/12/86
  WORK ITEM STATUS          A
  CAPITALIZATION            YES
  ACCOUNTING SYSTEM ID  V1836427

  WORK ITEM TITLE:  REPAIR PLUMBING RISERS - PROSPECTUS
                                                                                                      ESTIMATED COST        $121,000
  WORK ITEM                 [illegible]                 PLAN  AUTHORIZED       DESCRIPTION:
  WORK CATEGORY             451                         YEAR   AMOUNTS         PRESENT TOILET ROOM MAIN RISERS HAVE DEVELOPED LEAKS.
  ORG-FUNDING CODE          C              DESIGN        86                000 EXAMINE AND REPAIR/REPLACE AS REQUIRED PER 1PB MEMO
  BUDGET ACT/FUNCT CODE 55P31              SUPERVISE     88                000 DATED 7/30/85. (FG 5/86)
  PROJECT NUMBER            I1436427       CONSTRUCT     93           $121,000
  PROGRAM AREA              A1
  WEIGHT LOAD FACTOR        01            PA-DATE   06/12/86
  WORK ITEM STATUS          A
  CAPITALIZATION            YES
  ACCOUNTING SYSTEM ID  V1436427

  WORK ITEM TITLE:  REPAIR SEWER LINE
                                                                                                      ESTIMATED COST         $12,000
  WORK ITEM                 3377                        PLAN  AUTHORIZED       DESCRIPTION:
  WORK CATEGORY             311                         YEAR   AMOUNTS         SEWER LINE FROM BUILDING TO NEW SUDBURY STREET IS
  ORG-FUNDING CODE          C              DESIGN        87                000 BROKEN NEAR THE STREET.  EXCAVATE AND REPLACE PORTION
  BUDGET ACT/FUNCT CODE 54132              SUPERVISE     87                000 OF SEWER LINE. (JGL 6/86)
  PROJECT NUMBER                           CONSTRUCT     87            $12,000
  PROGRAM AREA              A1
  WEIGHT LOAD FACTOR        01            PA-DATE
  WORK ITEM STATUS          I
  CAPITALIZATION
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REPORT NO: C950                      REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                      PAGE   69
REGION NO: 01                                          WORK ITEM INVENTORY                                    AS OF       05/05/87

BUILDING MA013122
JFK FEDERAL BUILDING
GOVERNMENT CENTER
BOSTON                   IA AREA CODE 51  FIELD OFFICE CODE 05

  ACCOUNTING SYSTEM ID  R4A86516

  WORK ITEM TITLE:  UPGRADE LANDSCAPPING                                                     ESTIMATED COST          $15,000

  WORK ITEM               0578                    PLAN  AUTHORIZED      DESCRIPTION:
  WORK CATEGORY           340                     YEAR   AMOUNTS        LANDSCAPPING TO FRONT OF BUILDING (CAMBRIDGE ST) HAS
  ORG-FUNDING CODE        6            DESIGN      87              000  MISSING RHODODENDRUM SHRUBS, AND LANDSCAPPING TO PLAZA
  BUDGET ACT/FUNCT CODE 54132          SUPERVISE   87              000  SIDE OF BUILDING HAS A NUMBER OF MISSING AND DAMAGED
  PROJECT NUMBER                       CONSTRUCT   87          $15,000  YEWS.  SEVERAL OTHER AREAS REQUIRE ATTENTION, ALSO.  THE
  PROGRAM AREA            41                                            SERVICES OF A PROFFESSIONAL LANDSCAPPING CONTRACTOR ARE
  WEIGHT LOAD FACTOR      01           PA-DATE                          REQUIRED TO CORRECT THE SITUATION.
  WORK ITEM STATUS         1
  CAPITALIZATION
  ACCOUNTING SYSTEM ID

  WORK ITEM TITLE:  INITIAL SPACE ALTERATIONS                                                ESTIMATED COST           $1,500

  WORK ITEM               0520                    PLAN  AUTHORIZED      DESCRIPTION:
  WORK CATEGORY           310                     YEAR   AMOUNTS        PROVIDE ISA FOR THE FEDERAL RESERVE TELECOMMUNICATIONS
  ORG-FUNDING CODE        C            DESIGN      85              000  EQUIPMENT.
  PUDGET ACT/FUNCT CODE 54132          SUPERVISE   85              000
  PROJECT NUMBER                       CONSTRUCT   85              000
  PROGRAM AREA            3E
  WEIGHT LOAD FACTOR      01           PA-DATE
  WORK ITEM STATUS         1
  CAPITALIZATION
  ACCOUNTING SYSTEM ID  R[illegible]

  WORK ITEM TITLE:  JFK MODERNIZATION-ELEV.1 14                                              ESTIMATED COST       $2,000,000

  WORK ITEM               0533                    PLAN  AUTHORIZED      DESCRIPTION:
  WORK CATEGORY           440                     YEAR   AMOUNTS        IN ACCORDANCE WITH THE ATTACHED REVIEW AND INSPECTION REPORT
  ORG-FUNDING CODE        F            DESIGN      87              000  BY LERCH BATES AND ASSOCIATES INC. DATED 2/25/87 FOR
  BUDGET ACT/FUNCT CODE 54131          SUPERVISE   87              000  ELEVATORS 1-13, AND THE ATTACHED SUPPLEMENTARY REPORT DATED
  PROJECT NUMBER                       CONSTRUCT   87              000  3/25/87 FOR ELEVATOR NO. 14, PROCEED WITH THE DESIGN FOR THE
  PROGRAM AREA            41                                            RECOMMENDED MODERNIZATION FOR HIGH RISE PASSENGER ELEVATORS
  WEIGHT LOAD FACTOR      01           PA-DATE                          1-13 "OVERLAY" MODERNIZATION AND "MODULAR" MODERNIZATION
  WORK ITEM STATUS         1                                            IS TO BE IMPLEMENTED. PROVIDE NEW SUPERVISORY CONTROL, NEW
  CAPITALIZATION          YES                                           TRAVELLING CABLES, RETAIN/MODIFY CAR ENCLOSURE, PROVIDE 2
  ACCOUNTING SYSTEM ID  R[illegible]                                    NEW HALL BUTTONS, NEW POSITION INDICATORS, NEW COMMUNICAT.
                                                                        SYSTEM, NEW SECURITY CONTROL PANEL, NEW EMERGENCY CAR
                                                                        LIGHTING, NEW CONTROL FOR EMERGENCY POWER OPERATION, NEW
                                                                        NEW CONTROLLER FOR FUTURE BUILDING SMOKES FIRE SENSOR
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REPORT NO: C950                    REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                          PAGE   70
REGION NO: 01                                          WORK ITEM INVENTORY                                       AS OF    05/05/87

BUILDING MA0131ZZ
JFK FEDERAL BUILDING
GOVERNMENT CENTER
BOSTON                        1A AREA CODE 51  FIELD OFFICE CODE 05

                                                    CONNECTION TO PHASE I OF EMERGENCY FIRE RETURN, NEW LOAD
                                                    WEIGH BY PASS FEATURE.  FOR FREIGHT ELEVATOR NO. 14 PROVIDE
                                                    NEW VANDAL PROOF CAR POSITION INDICATOR FIXTURE, NEW VANDAL
                                                    PROOF HALL POSITION INDICATOR FIXTURES, NEW CAR DOOR PANELS
                                                    HANGERS AND TRACKS NEW CAR DOOR SAFETY EDGE, AND NEW
                                                    INFRARED LIGHT RAY DEVICE. REPLACE HOIST WAY DOOR PANEL AT
                                                    5TH FLOOR REPLACE ALL DAMAGED DOOR ASTRANGALS.
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REPORT NO: C051                    REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                    PAGE   71
REGION NO: 01                                        WORK ITEM INVENTORY                         AS OF       05/05/87

BUILDING MA0131ZZ
JFK FEDERAL BUILDING
GOVERNMENT CENTER
BOSTON                        [illegible] AREA CODE 51  FIELD OFFICE CODE 05

BUILDING TOTALS

PROJ       CURRENT        FY-88        FY-89        FY-90        FY-91        FY-92          TOTAL      OVERDUE    UNSCHEDULED
AREA

A1    #          14            9            0            0            0            0             23            3              0
         13,861,000   11,223,000           00           00           00           00     25,084,000       46,730             00

61    #           0            0            0            0            0            0              0            2              0
                 00           00           00           00           00           00             00       17,500             00

32    #           0            1            0            0            0            0              1            1              0
                 00      191,000           00           00           00           00        191,000        1,500             00

C1    #           2            2            0            0            0            0              4            0              0
          1,420,000    6,713,000           00           00           00           00      8,133,000           00             00

C3    #           1            0            0            0            0            0              1            0              0
            496,300           00           00           00           00           00        496,300           00             00
         ---------------------------------------------------------------------------------------------------------------
TOTAL #          17           12            0            0            0            0             29            3              0
         15,777,000   18,127,000           00           00           00           00     33,904,000       41,000             00

RE199 #           0            0            0            0            0            0              0            3              0
                 00           00           00           00           00           00             00       24,700             00

                                                                                              YY TOTAL                     00
                                                                                              ZZ TOTAL                     00
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REPORT NO: C950                        REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                    PAGE  177
REGION NO: 01                                             WORK ITEM INVENTORY                               AS OF     05/05/87

BUILDING NH0037ZZ
NORRIS COTTON FB
275 CHESTNUT STREET
MANCHESTER                  NH AREA CODE 31  FIELD OFFICE CODE 12


    WORK ITEM TITLE:  MODIFICATION TO CONTROL SYSTEM, SOLAR SYSTEM, ETC.                         ESTIMATED COST       $75,000

    WORK ITEM             0029                           PLAN  AUTHORIZED    DESCRIPTION:
    WORK CATEGORY         430                            YEAR   AMOUNTS      IN ACCORDANCE WITH MEETING OF 11/26/79, OBTAIN SERVICES
    ORG-FUNDING CODE      0                DESIGN        81         75,000   FOR AE TO MAKE IN-DEPTH DETAILED EVALUATION OF THE
    BUDGET ACT/FUNCT CODE 54531            SUPERVISE     86            500   VARIOUS SYSTEMS OF SUBJECT BUILDING. THEY STUDY WIL.
    PROJECT NUMBER        RNH80435         CONSTRUCT     86            500   DEFINATELY INCLUDE A REVIEW OF PRESENT CONTROL AND SOLAR
    PROGRAM AREA          F1                                                 SYSTEMS, MAKE SPECIFIC RECOMMENDATIONS, AND DEVELOP
    WEIGHT LOAD FACTOR    01               PA-DATE   01/27/82                ASSOCIATED COSTS FOR ALL ITEMS EVALUATED.
    WORK ITEM STATUS      0
    CAPITALIZATION        40                                                 ADDITIONAL DESIGN FUNDS IN THE AMOUNT OF $21000 HAVE
    ACCOUNTING SYSTEM ID  RNH80435                                           BEEN APPROPRIATED FOR EXTRA FIELD INVESTIGATIONS.
                                                                             PRELIMINARY REPORT AND SKETCHES BY A/E. OSC HAS ALSO
                                                                             SPENT CONSIDERABLE TIME PREPARING AF PACKAGE, ETC.

    WORK ITEM TITLE:  INTERIOR PAINTING - LAST 1976                                              ESTIMATED COST       $45,000

    WORK ITEM             0054                           PLAN  AUTHORIZED    DESCRIPTION:
    WORK CATEGORY         310                            YEAR   AMOUNTS      REDECORATION IS NECESSARY ON A REGULAR BASIS TO MAINTAIN
    ORG-FUNDING CODE      0                DESIGN        86             00   AND PRESERVE APPEARANCE OF THE BUILDING.  IT IS PLANNED
    BUDGET ACT/FUNCT CODE 54531            SUPERVISE     87            .00   AS NOTED TO MEET AVERAGE CYCLE REQUIREMENT OF 5 YEARS.
    PROJECT NUMBER        RNH86410         CONSTRUCT     87         45,000   CONTACT BUILDINGS MANAGER REGARDING MISCELLANEOUS PAINTING
    PROGRAM AREA          A1                                                 IN MAIN AND ELEVATOR LOBBIES WHICH WAS ACCOMPLISHED IN
    WEIGHT LOAD FACTOR    11               PA-DATE   11/06/85                FY85.
    WORK ITEM STATUS      2
    CAPITALIZATION        10
    ACCOUNTING SYSTEM ID  RNH86410

    WORK ITEM TITLE:  REPLACE CARPETING                                                          ESTIMATED COST       $27,300

    WORK ITEM             0055                           PLAN  AUTHORIZED    DESCRIPTION:
    WORK CATEGORY         311                            YEAR   AMOUNTS      EXISTING CARPETING IS THAT WHICH WAS INSTALLED UPON INITIAL
    ORG-FUNDING CODE      0                DESIGN        85            .00   OCCUPANCY OF THE BUILDING (1975).  THIS WORK ITEM FOR RE-
    BUDGET ACT/FUNCT CODE 54532            SUPERVISE     86            300   PLACEMENT OF CARPET ON 3RD AND 5TH FLOORS.  ESTIMATE FROM
    PROJECT NUMBER                         CONSTRUCT     86         27,000   IPB-7 MEMO DATED 10/11/85.  REPLACEMENT CARPET TO BE PUR-
    PROGRAM AREA          A1                                                 CHASED FROM FSS. (PMB 11/19/85)
    WEIGHT LOAD FACTOR    01               PA-DATE
    WORK ITEM STATUS      I
    CAPITALIZATION
    ACCOUNTING SYSTEM ID

    WORK ITEM TITLE:  ISA - BANKRUPTCY COURT                                                     ESTIMATED COST       $10,200
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REPORT NO: C950                    REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM              PAGE  178
REGION NO: 01                                          WORK ITEM INVENTORY                          AS OF      05/05/87

BUILDING NH0037ZZ
NORRIS COTTON FB
275 CHESTNUT STREET
MANCHESTER                 NH AREA CODE 51   FIELD OFFICE CODE 02

 WORK ITEM                0350                       PLAN   AUTHORIZED       DESCRIPTION:
 WORK CATEGORY            310                        YEAR   AMOUNTS          PERFORM ALTERATIONS ON THE 7TH FLOOR OF THJE BUILDING FOR
 ORG-FUNDING CODE         C          DESIGN          86               500    THE EXPANSION AND REARRANGEMENT OF THE BANKRUPCY COURT.
 BUDGET ACT/FUNCT CODE 54132         SUPERVISE       86               500    (JGL 6/9/86)
 PROJECT NUMBER                      CONSTRUCT       86           $10,200
 PROGRAM AREA             32
 WEIGHT LOAD FACTOR       01         PA-DATE
 WORK ITEM STATUS          I
 CAPITALIZATION
 ACCOUNTING SYSTEM ID  RNH86430
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REPORT NO: C950 REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM PAGE 179
REGION NO: 01 WORK ITEM INVENTORY AS OF 05/05/87

BUILDING NH0007ZZ
NORRIS COTTON FB
275 CHESTNUT STREET
MANCHESTER NH AREA CODE 51 FIELD OFFICE CODE 12

BUILDING TOTALS

| PROG AREA | CURRENT | FY-88 | FY-89 | FY-90 | FY-91 | FY-92 | TOTAL | OVERDUE | UNSCHEDULED |
|---|---|---|---|---|---|---|---|---|---|
| A1 * | 1<br>45,000 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 1<br>45,000 | 1<br>27,300 | 0<br>00 |
| B2 * | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 1<br>10,200 | 0<br>00 |
| F1 * | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 1<br>75,000 | 0<br>00 |
| TOTAL * | 1<br>45,000 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 1<br>45,000 | 3<br>112,500 | 0<br>00 |
| REIMB * | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 | 0<br>00 |
|  |  |  |  |  |  |  |  | YY TOTAL | 00 |
|  |  |  |  |  |  |  |  | ZZ TOTAL | 00 |

General Services Administration, Region 3
Ninth and Market Streets
Philadelphia, PA 19107

JUN 5 1987

Mr. R. J. Vogel
Chief, Benefits Director
Department of Veterans Benefits
Veterans Administration
810 Vermont Avenue, N.W.
Washington, DC 20420

Reference Number: 20/201B

Dear Mr Vogel:

In response to your letter dated May 7, 1987, referencing colocation of Veterans Administration (VA) regional offices, our reply regarding Roanoke, Virginia, is as follows:

Leased space in Roanoke is currently 7,850 square feet, not 11,780 square feet. The enclosed page will furnish information on leased space.

a. The current and long-range housing plans are also on the enclosed page. The VA regional office will give up 3,200 square feet for the JUD/District Courts Trustees expansion. This latest movement will complete the courts expansion requirements. No further expansion of any agency is anticipated.

b. Current amount of leased occupiable square feet and personnel in Roanoke shown on enclosed page.

1. No agency is in site specific leased space.
2. No buildings in the Roanoke vicinity are excluded from this report.

c. The effect of VA moving from the Poff Federal Building would be devastating, especially since they are the lead agency in the Roanoke Federal community. There is virtually no backfill available except for the Bankruptcy Courts in 7,850 square feet leased space. As can be seen on the fact sheet, there already exists 5,450 square feet vacant space.

d. Projects planned for the building are as follows:

| Project | Dollars | Year | Status |
|---|---|---|---|
| Facade Problem Survey | $20,000 | Design '86 | Completed |
| Urgent Facade Repairs | $ 6,118 | Design '89 | |
| | $ 3,039 | Supv. '89 | |
| | $30,792 | Const. '89 | |
| Total for projects = | $59,949 | | |

If you require additional information, please contact Mr. Harold Quinn, Chief, Facilities Planning Staff, on FTS 597-1550.

Sincerely,

George P. Cordes
Regional Administrator

Enclosure

Poff FOB
210 Franklin Rd SW
194,115 osf
691 personnel CURRENT

| AGENCY | OFC | OFC PERS | STG | SPEC | TOTAL | TOTAL PERS |
|---|---|---|---|---|---|---|
| VA Reg Ofc | 56,275 | 296 | 2,000 | 80 | 58,355 | 296 |
| USDA FS | 13,320 | 81 | 3,000 | 400 | 16,720 | 81 |
| HHS/SSA | 10,165 | 30 | 0 | 0 | 10,165 | 30 |
| GSA Jt Use | 3,640 | 6 | 0 | 2,465 | 6,105 | 6 |
| DOT/Fed RR | 490 | 4 | 0 | 0 | 490 | 4 |
| DOT/Fed Hwy | 245 | 2 | 0 | 0 | 245 | 2 |
| OPM | 1,225 | 2 | 500 | 0 | 1,725 | 2 |
| TD/IRS | 9,850 | 61 | 250 | 150 | 10,250 | 61 |
| TD/BurAlTob | 2,200 | 16 | 3,250 | 80 | 5,530 | 16 |
| TD/Svgs Bon | 230 | 1 | 0 | 0 | 230 | 1 |
| DOD/DIS | 865 | 6 | 500 | 0 | 1,365 | 6 |
| USDA/APHIS | 230 | 1 | 500 | 0 | 730 | 1 |
| TD/Sec Ser | 895 | 4 | 750 | 230 | 1,875 | 4 |
| RRB | 1,480 | 7 | 0 | 0 | 1,480 | 7 |
| LD/ESA | 345 | 2 | 0 | 0 | 345 | 2 |
| JD/FBI | 1,485 | 10 | 2,250 | 0 | 3,735 | 10 |
| JD/Off Atty | 8,045 | 13 | 0 | 0 | 8,045 | 13 |
| JUD/Dst Crts | 1,890 | 2 | 250 | 800 | 2,940 | 2 |
| JUD/Dst Crts | 10,000 | 23 | 250 | 5,510 | 15,760 | 23 |
| JUD/Ref Bnkr | 6,210 | 8 | 0 | 1,265 | 7,475 | 8 |
| JD/Marshals | 1,710 | 8 | 1,000 | 1,100 | 3,810 | 8 |
| USA/AFR | 600 | 2 | 250 | 0 | 850 | 2 |
| HHS/FDA | 615 | 2 | 500 | 0 | 1,115 | 2 |
| GSA/Fld Ofc | 785 | 3 | 500 | 0 | 1,285 | 3 |
| GSA/Reg IRMS | 1,705 | 9 | 0 | 0 | 1,705 | 9 |
| USPS | 110 | 5 | 0 | 6,650 | 6,760 | 15 |
| GSA/PBS MC | 90 | 0 | 0 | 40 | 130 | 0 |
| HHS/SSA | 13,535 | 68 | 750 | 0 | 14,285 | 68 |
| SBA | 710 | 6 | 0 | 0 | 710 | 6 |
| TD/Customs | 400 | 3 | 750 | 100 | 1,250 | 3 |
| Sub Total | 149,345 | 671 | 17,250 | 18,870 | 185,465 | 691 |
| Total Vacant | 3,200 |  | 5,250 | 200 | 8,650 |  |
| TOTAL | 152,545 | 671 | 22,500 | 19,070 | 194,115 | 691 |

Commonwealth of VA.
215 Church Ave., S.W.
7,850 osf
19 personnel

| AGENCY | OFC | OFC PERS | STG | SPEC | TOTAL | TOTAL PERS |
|---|---|---|---|---|---|---|
| JUD/Ref Bnkr | 4,895 | 19 | 0 | 2,955 | 7,850 | 19 |

Poff FOB
210 Franklin Rd SW
194,115 osf
691 personnel

PROPOSED

| AGENCY | OFC | OFC PERS | STG | SPEC | TOTAL | TOTAL PERS |
|---|---|---|---|---|---|---|
| VA Reg Ofc | 53,075 | 296 | 2,000 | 80 | 55,155 | 296 |
| USDA FS | 13,320 | 81 | 3,000 | 400 | 16,720 | 81 |
| HHS/SSA | 10,165 | 30 | 0 | 0 | 10,165 | 30 |
| GSA Jt Use | 3,640 | 6 | 0 | 2,465 | 6,105 | 6 |
| DOT/Fed RR | 490 | 4 | 0 | 0 | 490 | 4 |
| DOT/Fed Hwy | 245 | 2 | 0 | 0 | 245 | 2 |
| OPM | 1,225 | 2 | 500 | 0 | 1,725 | 2 |
| TD/IRS | 9,850 | 61 | 250 | 150 | 10,250 | 61 |
| TD/BurAlTob | 2,200 | 16 | 3,250 | 80 | 5,530 | 16 |
| TD/Svgs Bon | 230 | 1 | 0 | 0 | 230 | 1 |
| DOD/DIS | 865 | 6 | 500 | 0 | 1,365 | 6 |
| USDA/APHIS | 230 | 1 | 500 | 0 | 730 | 1 |
| TD/Sec Ser | 895 | 4 | 750 | 230 | 1,875 | 4 |
| RRB | 1,480 | 7 | 0 | 0 | 1,480 | 7 |
| LD/ESA | 345 | 2 | 0 | 0 | 345 | 2 |
| JD/FBI | 1,485 | 10 | 2,250 | 0 | 3,735 | 10 |
| JD/Off Atty | 8,045 | 13 | 0 | 0 | 8,045 | 13 |
| JUD/Dst Crts | 1,890 | 2 | 250 | 800 | 2,940 | 2 |
| JUD/Dst Crts | 13,200 | 23 | 250 | 5,510 | 18.960 | 23 |
| JUD/Ref Bnkr | 6,210 | 8 | 0 | 1,265 | 7,475 | 8 |
| JD/Marshals | 1,710 | 8 | 1,000 | 1,100 | 3,810 | 8 |
| USA/AFR | 600 | 2 | 250 | 0 | 850 | 2 |
| HHS/FDA | 615 | 2 | 500 | 0 | 1,115 | 2 |
| GSA/Fld Ofc | 785 | 3 | 500 | 0 | 1,285 | 3 |
| GSA/Reg IRMS | 1,705 | 9 | 0 | 0 | 1,705 | 9 |
| USPS | 110 | 5 | 0 | 6,650 | 6,760 | 15 |
| GSA/PBS MC | 90 | 0 | 0 | 40 | 130 | 0 |
| HHS/SSA | 13,535 | 68 | 750 | 0 | 14,285 | 68 |
| SBA | 710 | 6 | 0 | 0 | 710 | 6 |
| TD/Customs | 400 | 3 | 750 | 100 | 1,250 | 3 |
| Sub Total | 152,545 | 671 | 17,250 | 18,870 | 188,665 | 691 |
| Total Vacant | | | 5,250 | 200 | 5,450 | |
| TOTAL | 152,545 | 671 | 22,500 | 19,070 | 194,115 | 691 |

Commonwealth of VA.
215 Church Ave., S.W.
7,850 osf
19 personnel

| AGENCY | OFC | OFC PERS | STG | SPEC | TOTAL | TOTAL PERS |
|---|---|---|---|---|---|---|
| JUD/Ref Bnkr | 4,895 | 19 | 0 | 2,955 | 7,850 | 19 |

General Services Administration, Region 4
75 Spring Street
Atlanta, GA 30303

JUN 4 1987

Mr. R. J. Vogel
Chief Benefits Director
Veterans Administration
Washington, DC 20420

Dear Mr. Vogel:

This is in response to your letter of May 7 regarding the feasibility of collocation of VA Regional Offices in the following cities:

St. Petersburg, Florida
Winston-Salem, North Carolina
Columbia, South Carolina

1. St. Petersburg, Florida-William C. Cramer FB - 132,748 occupiable square feet

    a. The current and long-range housing plans are to retain the FB, obtain funding for building repairs and alterations and upgrade building systems. The space vacated by the VA clinic on the third floor (approx. 20,000 sq.ft.) has been temporarily occupied by MEPS who relocated from leased space in Tampa. Long-range plans envision relocating Internal Revenue Service from leased space into the FB (approx. 14,500 sq.ft.).

    b. The current amount of leased occupiable square footage and personnel is: 57,278 sq.ft. - 349 personnel, less 20,000 sq.ft. = 37,278 sq.ft.

        1. Excluded leased space and personnel:
        Bull Line Warehouse - 20,000 sq.ft.
        North Wharf - storage space
        St. Petersburg, Fl.

    c. Backfill potential is not good if VA vacates the FB in St. Petersburg. As shown in item b. above, if the best case situation happened and all agencies from leased space were willing to relocate to the FB, approximately 65,600 square feet would remain vacant.

    d. Elevator repairs are currently underway for fiscal year 1987. Total cost - $464,100.

VA currently occupies 103,612 square feet in the FB. The net effect of VA vacating the Cramer FB would be a substantially vacant building, which would be disastrous to the taxpayer and the Federal Building Fund.

2. Winston-Salem, North Carolina-FB-CT - 232,956 occupiable sq.ft.

    a. The current and long-range housing plans are to maintain the status quo and reduce the amount of vacant space in the FB-CT.

    b. The current amount of leased occupiable square footage is 7,000 sq.ft. - 44 personnel.

    c. Backfill potential is limited to the 7,000 sq.ft. of leased space for SSA.

    d. Planned renovation expenditures for fiscal year 1988 are $73,000 for painting and air conditioning for the courts.

VA currently occupies 117,248 square feet in the FB-CT. Vacation of the FB-CT by VA would leave the building over one-half vacant with little backfill potential. Again, this would be disastrous to the taxpayer and the Federal Building Fund.

3. Columbia, South Carolina, VARO Building - 59,307 occupiable sq.ft.

    a. The current and long-range housing plans are to maintain the status quo and reduce the amount of vacant space in the VARO Building and the Strom Thurmond Federal Building.

    b. The current amount of leased occupiable square footage is 3,873 square feet - 5 personnel.

        1. Excluded leased space and personnel:
        Stephenson Park Building - 3,573 sq.ft.
        - 5 personnel
        200 Betsy Drive
        Columbia, South Carolina

        E-Z Stor-All - 300 sq.ft. - 0 personnel
        401 Buckner Road
        Columbia, South Carolina

    c. Backfill potential is nil. As shown in item 1. above, the only potential for backfill is Geological Survey which is in the Stephenson Park lease. However, due to the large amount of vacant space in the Strom Thurmond FB, this agency (Geological Survey) will be relocated to the FB in the near future.

d. Repairs and alterations for firesafety and painting are scheduled for fiscal year 1988 at a cost of $232,000.

VA currently occupies 49,604 square feet in the VARO Building. Vacation of the VARO Building by VA would leave the building virtually vacant with no backfill potential. Again, the taxpayer and the Federal Building Fund would be adversely affected.

Sincerely,

DONALD F. LAYFIELD
Regional Administrator

General Services Administration, Region 5
230 South Dearborn Street
Chicago, IL 60604-1503

MAY 27 1987

R. J. Vogel
Chief, Benefits Director
Veterans Administration
Washington, DC 20420

Dear Mr. Vogel:

We have assembled the data you requested in your May 7 letter pertaining to possible relocation of VA regional offices from five GSA facilities in Region 5. The data are enclosed and have been collated by city. Each package contains a brief summary of our housing strategy, a spreadsheet summarizing our lease inventory, an evaluation of the opportunity to backfill the space VA presently occupies, and a copy of our R&A work item inventory.

We regret that there is no satisfactory potential to backfill the VA space in any of the five locations reviewed. If you have further questions regarding the data provided, please contact J. David Hood, Chief, Planning Staff, on 353-5610.

Sincerely,

RICHARD G. AUSTIN
Regional Administrator

Enclosures

## CURRENT AND LONG-RANGE PLANS
## CHICAGO

The need to meet court requirements, utilize Government-owned resources fully, and maintain the quality of Government-owned resources are the primary factors governing the major space actions in Chicago.

The strategy for agency housing in the Chicago area over the next few years includes:

> Relocation of 118,000 square feet of executive agencies from the Dirksen Federal Building to allow for Court expansion.
>
> Construction of a new 600,000 square foot Federal Building on terms of lease with option to buy. This building will ultimately house the agencies dislocated from the Dirksen Building as well as other agencies now located in leased space.
>
> Modernization and backfill of the Federal buildings at 610 Canal Street and 536 South Clark.
>
> Consolidation of agencies such as EPA and Customs, now housed in multiple locations, through implementation of the above projects.

The ratio of Government-owned to leased space in the Chicago area is currently 74:26. Upon completion of the above actions, the Government-owned to leased

CHICAGO, ILLINOIS LEASED SPACE DATA
( AS OF MAY, 1987)

| AGENCY | LEASE NUMBER | OCCUPIABLE SQ. FT. | TOTAL PERS | EXPIRATION DATE | TERMINATION RIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| CANDIDATES FOR BACKFILL | | | | | | |
| TD IRS<br>22 W Madison | LIL10736 | 29344 | 23 | 07/31/87 | 07/31/86 | |
| USN CHINFO<br>55 E Monroe | LIL13969 | 2182 | 6 | 03/31/93 | 03/31/93 | |
| CD MBDA<br>55 E Monroe | LIL13969 | 3000 | 15 | 03/31/93 | 03/31/93 | |
| FTC<br>55 E Monroe | LIL13969 | 7107 | 23 | 03/31/93 | 03/31/93 | |
| HHS SSA<br>55 E Monroe | LIL13969 | 11738 | 78 | 03/31/93 | 03/31/93 | |
| CD ITA<br>55 E Monroe | LIL13969 | 3910 | 16 | 03/31/93 | 03/31/93 | |
| USAF DEPT<br>55 E Monroe | LIL13969 | 1300 | 8 | 03/31/93 | 03/31/93 | |
| USDA FNS<br>55 E Monroe | LIL13969 | 1322 | 10 | 03/31/93 | 03/31/93 | |
| FMCS<br>175 W Jackson | LIL12447 | 3555 | 15 | 09/20/87 | 09/21/82 | |
| LD OLMS<br>175 W Jackson | LIL12447 | 6162 | 28 | 09/20/87 | 09/21/82 | |
| ID OFF OF SECTY<br>175 W Jackson | LIL12447 | 405 | 2 | 09/20/87 | 09/21/82 | |
| RRB<br>165 N Canal | LIL12910 | 4204 | 28 | 01/16/89 | 11/30/83 | |
| DOT IG<br>165 N Canal | LIL12910 | 5233 | 40 | 01/16/89 | 11/30/83 | |
| HHS SSA<br>165 N Canal | LIL14099 | 9463 | 62 | 01/17/89 | 01/17/89 | |
| LD ESA<br>411 S Wells | LIL13680 | 3364 | 19 | 05/23/87 | 03/22/88 | |
| TD ATF<br>411 S Wells | LIL13680 | 1799 | 5 | 05/23/87 | 03/22/88 | |
| JD DEA<br>7401 Pulaski | LIL14105 | 10240 | 6 | 10/30/89 | 10/30/87 | |
| HHS FDA<br>20 N Michigan | LIL14352 | 4369 | 17 | 03/31/91 | 03/31/91 | |
| TOTAL | | 119597 | 401 | | | |

EXCLUDED

| | | | | | | |
|---|---|---|---|---|---|---|
| HHS OFF OF SECTY<br>300 S Wacker | LIL09612 | 173591 | 1089 | 10/31/87 | 2/20/87 | PROPOSED FOR NEW FB |
| HHS OFF OF SECTY<br>10 W Jackson | LIL13304 | 2943 | 12 | 10/10/89 | 10/10/87 | PROPOSED FOR NEW FB |
| HHS OFF OF SECTY<br>175 W Jackson | LIL12447 | 37954 | 231 | 09/20/87 | 09/21/82 | PROPOSED FOR NEW FB |
| HUD OFF OF SECTY<br>300 S Wacker | LIL09612 | 39384 | 247 | 10/31/87 | 02/28/87 | PROPOSED FOR NEW FB |
| HUD OFF OF SECTY<br>547 W Jackson | LIL13596 | 50720 | 325 | 11/04/92 | 11/04/92 | PROPOSED FOR NEW FB |
| DEPT OF EDUCATION<br>300 S Wacker | LIL09612 | 46195 | 210 | 10/31/87 | 02/28/87 | PROPOSED FOR NEW FB |
| DEPT OF EDUCATION<br>111 N Wabash | LIL13717 | 8006 | 25 | 04/18/92 | 04/18/92 | PROPOSED FOR NEW FB |
| IRS REGIONAL OFFICE<br>1 N Wacker | LIL12276 | 51437 | 286 | 04/30/87 | 04/30/87 | PROPOSED FOR NEW FB |
| OPM<br>175 W Jackson | LIL14330 | 10032 | 32 | 06/20/96 | 06/20/91 | PROPOSED FOR NEW FB |
| JD US TRUSTEES<br>175 W Jackson | LIL12447 | 3726 | 8 | 09/20/87 | 09/21/82 | Agency to backfill space in JCK as part of prospectus project |
| JD US TRUSTEES<br>175 W Jackson | LIL13407 | 1542 | 12 | 03/20/90 | 03/20/90 | Agency to backfill space in JCK as part of prospectus project |
| JD US TRUSTEES<br>175 W Jackson | LIL13392 | 1985 | 11 | 08/17/90 | 08/17/90 | Agency to backfill space in JCK as part of prospectus project |
| JD US TRUSTEES<br>175 W Jackson | LIL13455 | 857 | 7 | 03/20/90 | 03/20/90 | Agency to backfill space in JCK as part of prospectus project |
| PEACE CORPS<br>175 W Jackson | LIL12447 | 3002 | 24 | 09/20/87 | 09/21/82 | PROPOSED FOR NEW FB |
| USDA FNS<br>111 N WABASH | LIL13717 | 24413 | 130 | 04/18/92 | 04/18/92 | PROPOSED FOR NEW FB |
| TD IRS<br>35 E Wacker | LIL12078 | 14926 | 75 | 05/31/87 | 08/01/86 | Agency to relocate to suburbs ' |
| HHS SSA<br>4415-23 Milwaukee Ave | LIL13722 | 8496 | 55 | 08/31/87 | 08/31/87 | Location specific-neighborhood office |
| FEMA<br>300 S Wacker | LIL06912 | 25056 | 72 | 10/31/87 | 02/28/87 | Agency to relocate to 536 Clark as part of prospectus project |
| DOT URBAN MASS TRANSIT<br>300 S Wacker | LIL09612 | 5139 | 33 | 10/31/87 | 02/28/87 | Agency to backfill space at 536 Clark as part of prospectus project |
| DOT OFF OF SECTY<br>300 S Wacker | LIL09612 | 903 | 5 | 10/31/87 | 02/28/87 | Agency to backfill space at 536 Clark as part of prospectus project |
| DOD DLA<br>300 S Wacker | LIL09612 | 996 | 8 | 10/31/87 | 02/28/87 | Agency to backfill space at 536 Clark as part of prospectus project |
| TD CUSTOMS SERVICE<br>55 E Monroe | LIL13969 | 37829 | 231 | 03/31/93 | 03/31/93 | Agency to consolidate in suburbs |
| HHS SSA<br>5401 W Chicago Ave | LIL13930 | 14760 | 68 | 10/31/92 | 10/31/92 | Location specific-neighborhood office |
| HHS SSA<br>[illegible] S Cottage Grove | LIL14153 | 16745 | 91 | 08/15/95 | 08/15/95 | Location specific-neighborhood office |
| TD CUSTOMS SERVICE<br>O'Hare Airport | [illegible] | 1635 | 14 | 11/30/87 | 06/07/82 | Location specific-neighborhood office |
| TD CUSTOMS SERVICE | [illegible] | 3750 | 47 | 11/30/87 | 11/30/87 | Location specific-neighborhood office |

| | | | | | | |
|---|---|---|---|---|---|---|
| Ohare Airport | | | | | | |
| FLRA<br>175 W Jackson | LIL13392 | 5310 | 16 | 08/17/90 | 08/17/90 | Agency to backfill space in JCK as part of prospectus project |
| JD MGM<br>175 W Jackson | LIL13392 | 2761 | 14 | 08/17/90 | 08/17/90 | Agency to backfill space in JCK as part of prospectus project |
| CD CENSUS<br>175 W Jackson | LIL14353 | 13311 | 86 | 06/27/96 | 06/27/92 | Agency to backfill space at 536 as part of prospectus project |
| CD EDA<br>175 W Jackson | LIL12447 | 9411 | 29 | 09/20/87 | 09/21/82 | Agency to backfill space at 536 as part of prospectus project |
| TD IPS<br>175 W Jackson | LIL13438 | 2727 | 16 | 09/09/90 | 09/09/90 | Agency to backfill space at 536 as part of prospectus project |
| TD ATF<br>175 W Jackson | LIL12447 | 9229 | 54 | 06/27/96 | 06/27/92 | Agency to backfill space at 536 as part of prospectus project |
| HHS SSA<br>175 W Jackson | LIL12447 | 34106 | 137 | 09/20/87 | 09/21/82 | Agency to backfill space at 536 as part of prospectus project |
| JD COMMUNITY RELATIONS<br>175 W Jackson | LIL12447 | 3079 | 8 | 09/20/87 | 09/21/82 | Agency to backfill space at 536 as part of prospectus project |
| NATIONAL MEDIATION BOARD<br>175 W Jackson | LIL12447 | 5575 | 56 | 09/20/87 | 09/21/82 | Agency to backfill space at 536 as part of prospectus project |
| USA SPD<br>175 W Jackson | LIL12447 | 1751 | 5 | 09/20/87 | 09/21/82 | Agency to backfill space at 536 as part of prospectus project |
| USA COE<br>175 W Jackson | LIL13407 | 2365 | 11 | 03/28/90 | 03/28/90 | Agency to backfill space at 536 as part of prospectus project |
| HHS SSA<br>4916 Belmont | LIL14092 | 10025 | 44 | 09/30/88 | 09/30/86 | Location specific-neighborhood office |
| HHS SSA<br>2100 N California | LIL13452 | 10872 | 54 | 06/30/90 | 06/30/85 | Location specific-neighborhood office |
| LD OSHA<br>6000 W Touhy | LIL13953 | 5245 | 34 | 05/01/87 | 11/30/86 | Location specific-neighborhood office |
| MEPS<br>910 S Michigan | LIL12005 | 41763 | 140 | 06/02/87 | 06/02/87 | Agency to relocate to suburban location |
| MEPS<br>910 S Michigan | LIL14393 | 1408 | 10 | 06/02/87 | 06/02/87 | Agency to relocate to suburban location |
| TD IPS<br>9415 S Western | LIL12786 | 10212 | 64 | 03/31/88 | 03/31/83 | Location specific-neighborhood office |
| HHS SSA<br>2444 W Lawrence | LIL12711 | 18285 | 100 | 10/31/88 | 11/03/83 | Location specific-neighborhood office |
| HHS SSA<br>1514-20 W Division | LIL12854 | 4198 | 28 | 11/30/88 | 11/30/83 | Location specific-neighborhood office |
| USDA OI<br>165 N Canal | LIL13958 | 3793 | 19 | 09/14/87 | 09/14/87 | Agency to backfill space at 536 as part of prospectus project |
| USDA OA<br>165 N Canal | LIL13958 | 5826 | 36 | 09/14/87 | 09/14/87 | Agency to backfill space at 536 as part of prospectus project |
| EPA<br>111 W Jackson | LIL14195 | 46312 | 33 | 02/28/90 | 01/31/88 | Agency to consolidate at JCK |
| FPA<br>10 W Jackson | LIL13384 | 5139 | 39 | 10/10/89 | 10/10/87 | Agency to consolidate at JCK |
| ACTION<br>10 W Jackson | LIL13384 | 4002 | 22 | 10/10/89 | 10/10/87 | Agency to backfill space at 536 as part of prospectus project |
| GAO<br>10 W Jackson | LIL13549 | 17470 | 110 | 09/30/87 | 09/30/87 | Agency to backfill space in JCK as part of prospectus project |
| USA AFR<br>209 W Jackson | LIL13683 | 6457 | 26 | 07/28/87 | 07/28/85 | Agency will relocate w MEPS to suburban location |
| HHS SSA | LIL1391[illegible] | 21800 | 70 | 05/29/87 | 05/29/87 | Location specific-neighborhood office |

| | | | | | | |
|---|---|---|---|---|---|---|
| 9020 S Stony Island | | | | | | |
| USDA FGIS | LIL14100 | 2040 | 13 | 10/31/87 | 10/31/87 | Location specific-neighborhood office |
| 122ND & Torrence | | | | | | |
| JD INS | LIL14611 | 8061 | 22 | 03/31/92 | 03/31/89 | Location specific-neighborhood office |
| 1700 W 119TH ST | | | | | | |
| HHS SSA | LIL14252 | 26250 | 38 | 04/20/96 | 04/20/96 | Location specific-neighborhood office |
| 401 S STATE | | | | | | |
| TOTAL | | 935615 | 4682 | | | |

## BACKFILL POTENTIAL EVALUATION

## CHICAGO, ILLINOIS

The Chicago area is currently the site of several major planned projects . These include a new planned 600,000 square foot building, court expansion in the E. M. Dirksen Federal Building, renovation of the U.S. Customhouse and 536 Clark, and agency consolidations in the J.C. Kluzynski Federal Building. These projects affect a large portion of the city's leased inventory, as detailed in the attached spreadsheet. Agencies located in suburbs of Chicago were not included due to the fact that many have specific locational requirements.

> The planned new Federal Building will significantly reduce the leased inventory. In addition the prospectus projects planned for JCK, EMD, Customhouse and 536 Clark will also involve relocating agencies from leased space to Government-owned space, further reducing the leased inventory.
>
> Several agencies now located within downtown Chicago plan to move to suburban locations. These include MEPS and Customs, two major Central Business District tenants.
>
> It is probable that the Railroad Retirement Board, 844 Rush will undergo a major renovation and alteration project in the near future. This will make further space available in a Government-owned building. It is an anticipated that this project will render approximately 90,000 square feet available for backfill.

These projects will severely reduce the leased inventory in Chicago. This will limit the flexibility of GSA to accomodate various agencies need. The additional burden of backfilling VA space at 536 Clark Street will effectively deplete the leased inventory.

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REPORT NO: C958               REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                        PAGE   15
REGION NO: 05                                      SUMMARY PROGRAM PLAN                              AS OF        04/28/87

                                                      DIRECT FUNDED

BUILDING IL0054ZZ
FEDERAL BUILDING
536 S CLARK STREET
CHICAGO                  IL AREA CODE 52  FIELD OFFICE CODE 55

WORK BUDGET ACT  PROJECT DES PA/  ----------------------------CONSTRUCTION PLAN YEAR-------------------------------
 CAT FUNCTION CD NUMBER YEAR WLF  OVERBUF     CURRENT     FY-88      FY-89      FY-90      FY-91      FY-92  UNSCHEDULED     TOTAL
 STATUS  PRIO AC ASID

WORK ITEM: 0251  TITLE: NEW CONVECTORS AND RADIATOR COVERS. BM.
 460    54N31           87  A1-01        0           0           0    105,500          0          0          0          0   105,500
  I         N

WORK ITEM: 0316  TITLE: LASALLE ST. LOBBY REVISION. CMD-PA
 310    54N31 RIL72060 79  A1-01        0           0           0    254,100          0          0          0          0   254,100
  B         B  RIL79080

WORK ITEM: 0317  TITLE: CLARK ST. LOBBY REVISIONS. CMD. PA.
 310    54N31 RIL72060 79  A1-01        0           0           0    199,600          0          0          0          0   199,600
  B         B  RIL79080

WORK ITEM: 0345  TITLE: STAIRWELL DOOR REPAIRS
 310    54N31 RIL84067 84  A1-01        0      61,000           0          0          0          0          0          0    61,000
  B    45   B  RIL84067

WORK ITEM: 0448  TITLE: INTERIOR PAINTING OF OFFICE AREAS - 448,000 SF
 810    54N31           88  A1-01        0           0           0    120,000          0          0          0          0   120,000
  I         N

WORK ITEM: 0449  TITLE: EXTERIOR PAINTING - 25,000 SF
 815    54N31           89  A1-01        0           0           0          0     27,000          0          0          0    27,000
  I         N

WORK ITEM: 0450  TITLE: INTERIOR PAINTING OF MECHANICAL AREAS - 50,000 SF
 810    54N31           XX  A1-01        0           0           0          0          0          0          0     50,000    50,000
  I         N

WORK ITEM: 0452  TITLE: REPLACE 6,000SY OF CARPET - FLRS 4,5 & NORTH SIDE OF 6
 310    54N32           87  A1-01        0      96,000           0          0          0          0          0          0    96,000
  I         C

WORK ITEM: 0453  TITLE: RPLC 8,000 SY CARPET - FLRS 1, 2,3,7,9, & 10 - BM
 310    54N32           88  A1-01        0           0           0    136,000          0          0          0          0   136,000
  I         P

WORK ITEM: 0454  TITLE: RPLC 10,000 SY CARPET - FLRS 5, 7, 8, & 9 -BM
 310    54N32           89  A1-01        0           0           0          0    170,000          0          0          0   170,000
```

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REPORT NO: C057                    REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                         PAGE  16
REGION NO: 05                                  SUMMARY PROGRAM PLAN                                          AS OF     05/28/87

                                                    DIRECT FUNDED

BUILDING IL0056ZZ
FEDERAL BUILDING
230 S CLARK STREET
CHICAGO                        IL AREA CODE 52  FIELD OFFICE CODE 55

WORK BUDGET ACT  PROJECT DES PA/  ------------------------------------CONSTRUCTION PLAN YEAR-----------------------------------
 CAT FUNCTION CD NUMBER YEAR VLF  OVERRUN    CURRENT     FY-88      FY-89      FY-90      FY-91      FY-92   UNSCHEDULED    TOTAL
 STATUS  PRIO PC ASID

   I         C

WORK ITEM: 0458  TITLE: REPLACE EXISTING CEILING SYSTEM-514760 SQ FT
  310     34P31           88  A1-C1      0          0          0  4,071,000          0          0          0          0  4,071,000
   I         G

WORK ITEM: 0459  TITLE: REPLACE LIGHT COURT WINDOWS
  310     34P31           88  A1-D1      0          0          0    418,000          0          0          0          0    418,000
   I         G

WORK ITEM: 0461  TITLE: TUCKPOINT & CLEAN EXTERIOR WALLS
  220     34H31           88  A1-D1      0          0          0    207,000          0          0          0          0    207,000
   I         D

WORK ITEM: 0464  TITLE: INSTALL TILE ON INSIDE SURFACE OF RESTROOM EXTERIOR WALLS
  310     34H31           88  A1-D1      0          0          0     41,000          0          0          0          0     41,000
   I         F

WORK ITEM: 0465  TITLE: REMOVE FIRE ESCAPES
  315     34H31           88  A1-C1      0          0          0    201,000          0          0          0          0    201,000
   I         F

WORK ITEM: 0469  TITLE: INTERIOR PAINTING - PUBLIC AREAS
  210     34P31           88  A1-C1      0          0          0          0     65,000          0          0          0     65,000
   I         F

WORK ITEM: 0478  TITLE: EXTERIOR UPGRADE-PROSPECTUS
  220     34P31           88  A1-C1      0          0          0  2,015,000          0          0          0          0  2,015,000
   I         D

WORK ITEM: 0479  TITLE: INTERIOR RENOVATION - PROSPECTUS
  440     34P31           88  A1-C3      0          0          0 13,758,000          0          0          0          0 13,758,000
   I         F

WORK ITEM: 0450  TITLE: ELECTRICAL SYSTEM REPLACEMENT-EMERGENCY GENERATOR-PROSP
  410     34P31           88  A1-C1      0          0          0  2,848,000          0          0          0          0  2,848,000
   I         F

** WORK ITEM: 0631  TITLE: HVAC SYSTEM REPLACEMENT - PROSPECTUS
```

```
REPORT NO: C957                                  REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                    PAGE   17
REGION NO: 05                                                    SUMMARY PROGRAM PLAN                              AS OF       04/28/87

                                                                 DIRECT FUNDED

BUILDING IL0054ZZ
FEDERAL BUILDING
536 S CLARK STREET
CHICAGO                        IL AREA CODE 52  FIELD OFFICE CODE 55

WORK BUDGET ACT  PROJECT DES PA/  ------------------------------CONSTRUCTION PLAN YEAR-------------------------------
 CAT FUNCTION CD NUMBER YEAR WLF  OVERDUE    CURRENT    FY-88      FY-89      FY-90      FY-91      FY-92   UNSCHEDULED    TOTAL
 STATUS  PRIO PC ASID

 430    54P31          88  A1-01         0          0          0  3,000,000          0          0          0          0  3,000,000
   I            G

WORK ITEM: 0482  TITLE: FIRE-SAFETY IMPROVEMENTS-PROSPECTUS
 473    54P31          88  C1-06         0          0          0    500,000          0          0          0          0    500,000
   I            G

WORK ITEM: 0483  TITLE: PLUMBING SYSTEM REPLACEMENT-PROSPECTUS
 460    54P31          88  A1-01         0          0          0  1,266,000          0          0          0          0  1,266,000
   I            G

WORK ITEM: 0484  TITLE: ELEVATOR REPLACEMENT - PROSPECTUS
 420    54P31          88  A1-01         0          0          0    800,000          0          0          0          0    800,000
   I            G
```

## CURRENT AND LONG-RANGE PLANS
## CLEVELAND

The unpredictable nature of Federal housing requirements in Cleveland over the past few years has been the major factor determining long-range plans for Government-owned resources in that city.

Priorities for agency housing in the Cleveland area include:

Maintenance and enhancement of the Celebrezze Federal Building, which is the largest facility in the Region 5 inventory.

Managing space alterations in the Celebrezze Building in increments which do not result in overwhelming expenses related to asbestos removal or increased risks of asbestos exposure.

Development of plans for future court expansion through construction of a new courthouse or courthouse annex.

Preservation of the historic Federal Building-U.S. Courthouse.

The ratio of Government-owned to leased space is currently 83:17.

CLEVELAND
Lease Data (As of May, 1987)

| | |
|---|---|
| VA REGIONAL OFFICE | 121914 |
| DECREASE IN COAST GUARD SPACE | 16000 |
| POTENTIAL BACKFILL NEED | 137914 SQ.FT. |

CANDIDATES FOR BACKFILL

| AGENCY | LEASE NUMBER | OCCUPIABLE SQ.FT. | PERSONNEL | EXPIRATION DATE | TERMINATION RIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| CD ITA<br>666 Euclid Building | LOH14520 | 2942 | 9 | 1/31/92 | 2/1/90<br>90 days notice | See backfill evaluation |
| DOT MARITIME A<br>666 Euclid Building | LOH13506 | 413 | 1 | 6/30/91 | Any time<br>90 days notice | See backfill evaluation |
| DEPT. OF EDUC CIVIL RIGHTS<br>Plaza Nine Building, 55 Erieview Plaza | LOH13863 | 4936 | 24 | 7/31/87 | Any time<br>0 days notice | See backfill evaluation |
| GAO<br>Plaza Nine Building, 55 Erieview Plaza | LOH14181 | 4980 | 25 | 1/31/95 | 1/26/90<br>60 days notice | See backfill evaluation |
| TD CUSTOMS SER DIST PSML<br>Plaza Nine Building, 55 Erieview Plaza | LOH13749 | 10234 | 50 | 6/30/87 | Any time<br>30 days notice | See backfill evaluation |
| DOT COAST GRD MRCHNT MAR<br>Rockwell Building, 601-777-801 Rockwell | LOH14117 | 3327 | 11 | 1/31/89 | None | See backfill evaluation |
| HHS FDA RESIDENT POST<br>Rockwell Building, 601-777-801 Rockwell | LOH12910 | 1450 | 7 | 4/30/87 | Any time<br>90 days notice | See backfill evaluation |
| GSA JOINT USE<br>One Playhouse Square, 1375 Euclid Ave. | LOH13812 | 793 | 0 | 11/14/92 | 11/14/87<br>90 days notice | See backfill evaluation |
| HUD OFF SECTY<br>One Playhouse Square, 1375 Euclid Ave. | LOH14000 | 22900 | 133 | 8/31/89 | None | May reduce space<br>See backfill evaluation |
| LD EMPLMNT TRN<br>One Playhouse Square, 1375 Euclid Ave. | LOH13812 | 706 | 4 | 11/14/92 | 11/14/87<br>90 days notice | See backfill evaluation |
| USDA FNS<br>One Playhouse Square, 1375 Euclid Ave. | LOH13812 | 323 | 2 | 11/14/92 | 11/14/87<br>90 days notice | See backfill evaluation |
| USDA FNS FIELD<br>One Playhouse Square, 1375 Euclid Ave. | LOH13812 | 953 | 7 | 11/14/92 | 11/14/87<br>90 days notice | See backfill evaluation |
| USDA OI<br>One Playhouse Square, 1375 Euclid Ave. | LOH13812 | 251 | 1 | 11/14/92 | 11/14/87<br>90 days notice | See backfill evaluation |
| LD OFF INSPECT<br>Keith Building, 1621 Euclid Ave. | LOH13082 | 1946 | 8 | 6/24/87 | None | See backfill evaluation |
| DOT FED RR ADM<br>Statler Ofc Tower, 1127 Euclid Ave. | LOH14504 | 900 | 6 | 9/6/94 | 9/7/89<br>180 days notice | See backfill evaluation |
| TOTAL | | 57054 | 288 | | | |

UNAVAILABLE FOR VA BACKFILL--PLANNED FOR COURTS EXPANSION & LAW ENFORCEMENT CONSOLIDATION PROJECT

| AGENCY | LEASE NUMBER | OCCUPIABLE SQ.FT. | PERSONNEL | EXPIRATION DATE | TERMINATION RIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| JUD DST CRTS PROBATION<br>666 Euclid Building | LOH13506 | 8268 | 41 | 6/30/91 | Any time<br>90 days notice | See backfill evaluation |
| JD CRIM DIV STRIKE FORCE<br>Plaza Nine Building, 55 Erieview Plaza | LOH13749 | 800 | 0 | 6/30/87 | Any time<br>30 days notice | See backfill evaluation |
| TD BUR AL TOB<br>Plaza Nine Building, 55 Erieview Plaza | LOH13749 | 2730 | 12 | 6/30/87 | Any time<br>30 days notice | See backfill evaluation |
| JD CRIM DIV STRIKE FORCE<br>Rockwell Building, 601-777-801 Rockwell | LOH12910 | 4347 | 43 | 4/30/87 | Any time<br>90 days notice | See backfill evaluation |
| JD DRUG ENF DEA<br>Rockwell Building, 601-777-801 Rockwell | LOH12910 | 5221 | 25 | 4/30/87 | Any time<br>90 days notice | See backfill evaluation |
| FED MED & CONC<br>Mall Building, 118 St. Claire Ave. | LOH13908 | 2047 | 8 | 10/31/87 | None | See backfill evaluation |
| FTC REG OFC<br>Mall Building, 118 St. Claire Ave. | LOH13908 | 7779 | 23 | 10/31/87 | None | See backfill evaluation |
| CONS PROD SFTY<br>One Playhouse Square, 1375 Euclid Ave. | LOH13812 | 743 | 4 | 11/14/92 | 11/14/87<br>90 days notice | See backfill evaluation |
| EEOC<br>One Playhouse Square, 1375 Euclid Ave. | LOH13812 | 19745 | 86 | 11/14/92 | 11/14/87<br>90 days notice | See backfill evaluation |
| JD OFF US ATTY<br>Bancohio Building, 1404 E. 9th St. | LOH13634 | 23720 | 123 | 7/31/91 | Any time<br>90 days notice | See backfill evaluation |
| HHS SSA OHA<br>Statler Ofc Tower, 1127 Euclid Ave. | LOH14504 | 17100 | 119 | 9/6/94 | 9/7/89<br>180 days notice | See backfill evaluation |
| JUD PUB DEF<br>75 Public Square Building | LOH14350 | 2200 | 9 | 11/30/90 | None | See backfill evaluation |
| FED LAB REL<br>One Cleveland Center, 1375 E. 9th St. | LOH14113 | 720 | 3 | 7/28/91 | None | See backfill evaluation |
| TD IRS<br>One Cleveland Center, 1375 E. 9th St. | LOH14113 | 14449 | 55 | 7/28/91 | None | See backfill evaluation |
| TOTAL | | 110669 | 551 | | | |

EXCLUDED

| AGENCY | LEASE NUMBER | OCCUPIABLE SQ.FT. | PERSONNEL | EXPIRATION DATE | TERMINATION RIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| VACANT<br>Mall Building, 118 St. Clair Ave. | LOH13908 | 275 | 0 | 10/31/87 | None | Vacant |
| HHS SSA BRANCH OFFICE<br>United Building, 2012 W.25th St. | LOH14231 | 4200 | 22 | 2/29/87 | 3/1/91<br>60 days notice | Location specific, neighborhood office |

| | | | | | | |
|---|---|---|---|---|---|---|
| USA AFR<br>Standard Building, 1370 Ontario St. | LOH14058 | 6240 | 32 | 12/31/87 | None | Inappropriate use for Fed. Building |
| HHS SSA TELESERVICE CEN<br>Ambassador Building, 11901 Berea Rd. | LOH13566 | 9089 | 44 | 12/31/87 | 6/30/87<br>90 days notice | Location specific, teleswitching office |
| HHS SSA BRANCH OFFICE<br>Miles Medical Center, 9333 Miles Ave. | LOH13342 | 5700 | 27 | 12/31/90 | Any time<br>60 days notice | Location specific, neighborhood office |
| HHS SSA BRANCH OFFICE<br>1024 E. 152nd St. | LOH13340 | 3200 | 18 | 8/31/89 | Any time<br>60 days notice | Location specific, neighborhood office |
| GSA PBS FIELD OFFICE<br>Bingham Building, 1278 W. 9th St. | LOH14574 | 4753 | 0 | 11/30/87 | 5/1/87<br>30 days notice | Warehouse storage |
| GSA REG PBS<br>Bingham Building, 1278 W. 9th St. | LOH14574 | 4944 | 0 | 11/30/87 | 5/1/87<br>30 days notice | Warehouse storage |
| TD IRS RESOURCES MGT<br>Bingham Building, 1278 W. 9th St. | LOH14237 | 3390 | 0 | 7/31/87 | None | Warehouse storage |
| GSA RCG FSS MP<br>Shasa Parking, 2103 Payne Ave. | LOH12864 | 0 | 0 | 8/31/87 | Any time<br>90 days notice | Parking |
| JD FBI<br>3301 Monroe Avenue | LOH13597 | 3500 | 2 | 12/2008 | None | Parking |
| HHS SSA BRANCH OFFICE<br>Cleveland Art Institute, 11610 Euclid Ave. | LOH13766 | 4100 | 24 | 8/31/93 | 8/31/88<br>90 days notice | Location specific, neighborhood office |
| TD US SECRET SER<br>6100 Rockside Woods | LOH14157 | 6625 | 27 | 8/31/94 | 8/16/89<br>120 days notice | Location specific, law enforcement activity |
| USDA AMS<br>Sanson's Auction Building, 3716 Croton | LOH14298 | 814 | 6 | 9/30/90 | 9/30/88<br>90 days notice | Location specific, inspection office |
| TOTAL | | 54830 | 202 | | | |

## BACKFILL EVALUATION--CLEVELAND

Backfilling the space currently occupied by the VA in the A. J. Celebrezze Federal Building in Cleveland is not a possibility. Leased space which is a candidate for backfill would account for only half of the VA's space. Beyond the question of leased space available, three factors negatively affect the possibility of such a backfill.

1. The Celebrezze Building contains large amounts of asbestos. Continued monitoring indicates an acceptably low level of airborne asbestos. However, the large scale alterations which would be needed to prepare VA's space for other tenants would disturb the asbestos and adversely affect the entire building. The cost of backfilling this space under these conditions would be prohibitive.

2. The Navy Finance Center, which occupies 180,000 square feet, is also considering moving out of the building. If their relocation were coupled with that of VA, it would leave the largest building in Region 5's inventory almost 50% vacant. Leased space now available for backfill would not begin to relieve the resulting vacancies.

3. The Courts have expanded into virtually all available space in the Federal Building-U.S. Courthouse in Cleveland. Long-term plans for Federal housing in the city include the construction of a new building to accommodate court expansion and allow the consolidation of court-related and law enforcement agencies which are now scattered in leased space. Agencies which are included in the plans for the court expansion project constitute a large percentage of the leased space in Cleveland and are not available for backfilling space vacated by the VA.

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REPORT NO: C9J2                 REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                        PAGE  393
REGION NO: 05                                          SUMMARY PROGRAM PLAN                            AS OF        04/28/87

                                                           DIRECT FUNDED

BUILDING OH0192ZZ
A J CELEBREZZE FB
1240 E NINTH STREET
CLEVELAND                     OH AREA CODE 51  FIELD OFFICE CODE 51

WORK BUDGET ACT  PROJECT OES PA/  --------------------------------CONSTRUCTION PLAN YEAR--------------------------------
 CAT FUNCTION CD NUMBER YEAR VLF  OVERDUE     CURRENT     FY-88      FY-89      FY-90      FY-91      FY-92   UNSCHEDULED      TOTAL
 STATUS  PRIO PC ASID

WORK ITEM: 0111  TITLE: BAND IDENTIF CRD
 310    54N31 ROH7412E 77  01-01       0           0          0     49,074          0          0          0          0     49,074
  D       01  B  ROH78029

WORK ITEM: 0159  TITLE: EMERGENCY POWER FY86 C.I.
 475    55P31          XX  C1-08       0           0          0          0          0          0          0    302,000    302,000
  I       02  H  WOT95003

WORK ITEM: 0187  TITLE: EXPAND RADIO AND TV NETWORK, SPS CST.
 410    54N31          XX  C3-05       0           0          0          0          0          0          0     70,000     70,000
  I       01  F

WORK ITEM: 0229  TITLE: CONVERT DUAL DUCT HVAC SYSTEM TO VAV
 510    54N31          88  F1-01       0           0          0    115,000          0          0          0          0    115,000
  I           F

WORK ITEM: 0251  TITLE: AUTOMATED ENERGY CONTROLS
 515    54N31          98  F1-01       0           0          0     30,000          0          0          0          0     30,000
  I           F

WORK ITEM: 0231  TITLE: INSTALL DEAD BAND THERMOSTATS
 510    54N31          88  F1-01       0           0          0    250,000          0          0          0          0    250,000
  I       01  F

WORK ITEM: 0252  TITLE: ZONE CONTROL OF FAN COILS
 510    54N31          99  F1-11       0           0          0     45,000          0          0          0          0     45,000
  I       01  F

WORK ITEM: 0266  TITLE: LOBBY GLASS WIND SUPPORT
 310    54N31          87  A1-11       0       5,000          0          0          0          0          0          0      5,000
  I           F

WORK ITEM: 0266  TITLE: HANDICAP ENTRANCE IMPROVEMENTS
 310    54N31          88  F1-01       0           0          0     42,000          0          0          0          0     42,000
  I       01  F

WORK ITEM: 0266  TITLE: STANDBY CHILLED WATER PUMPS
 460    54N31 ROH36117 FS  A1-11       0           0    108,000          0          0          0          0          0    108,000
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REPORT NO: C953                     REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                    PAGE  394
REGION NO: 05                                           SUMMARY PROGRAM PLAN                              AS OF       06/28/87

                                                          DIRECT FUNDED

BUILDING OH0192ZZ
A J CELEBREZZE FB
1240 E NINTH STREET
CLEVELAND                   OH AREA CODE 51  FIELD OFFICE CODE A1

WORK BUDGET ACT  PROJECT DFS PA/  --------------------------------CONSTRUCTION PLAN YEAR--------------------------------
 CAT FUNCTION CD NUMBER YEAR WLF  OVERDUE    CURRENT    FY-88      FY-89      FY-90      FY-91      FY-92   UNSCHEDULED    TOTAL
 STATUS  PRIO PC ASID

    0       31  0  SOH84119

WORK ITEM: 0297  TITLE: PLAZA REPAIRS
  335     34W31 ROH86006 86  A1-01       0          0    300,000          0          0          0          0          0    300,000
    0       50  5  ROH86006

WORK ITEM: 0298  TITLE: ROOFING CONSULTANT
  320     34W31 ROH85011 86  A1-01       0          0          0          0          0          0          0          0          0
    0           0  ROH85011

WORK ITEM: 0310  TITLE: CARPET ELEVATOR LOBBIES-2ND THRU 30TH FLOORS
  310     34W32          87  A1-01       0     48,000          0          0          0          0          0          0     48,000
    I           C

WORK ITEM: 0311  TITLE: CARPET CAFETERIA LOBBY -
  310     34W32          89  A1-01       0          0          0          0      6,500          0          0          0      6,500
    I           C

WORK ITEM: 0312  TITLE: CARPET AUDITORIUM,CONFERENCE ROOM & 31ST FL. ELEVATOR FY-92
  310     34W32          XX  A1-01       0          0          0          0          0          0          0     16,000     16,000
    I           C

WORK ITEM: 0314  TITLE: INTERIOR PAINTING - PUBLIC SPACE
  810     34W31          87  A1-01       0          0     75,000          0          0          0          0          0     75,000
    I           0

WORK ITEM: 0315  TITLE: INTERIOR PAINTING - OFFICE SPACE
  810     54W31          89  A1-01       0          0          0          0    360,000          0          0          0    360,000
    I           0

WORK ITEM: 0316  TITLE: INTERIOR PAINTING-MECHANICAL SPACE-FY 95
  810     54W31          XX  A1-01       0          0          0          0          0          0          0     36,000     36,000
    I           P

WORK ITEM: 0326  TITLE: SPRINKLER INSTALLATION - FY86 LINE ITEM
  671     33W31 [illegible] 86  C1-17    0  3,310,000          0          0          0          0          0          0  3,310,000
    0           6  [illegible]

WORK ITEM: 0330  TITLE: ASBESTOS REMOVAL-16TH FLR-ANTI-TRUST DIVISION
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REPORT NO: C953              REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                 PAGE  395
REGION NO: 05                                      SUMMARY PROGRAM PLAN                            AS OF     04/28/87

                                                      DIRECT FUNDED

BUILDING OH0192ZZ
A J CELEBREZZE FB
1240 E NINTH STREET
CLEVELAND                  OH AREA CODE 51  FIELD OFFICE CODE 51

WORK BUDGET ACT  PROJECT DES PA/  ----------------------------------CONSTRUCTION PLAN YEAR----------------------------------
 CAT FUNCTION CD NUMBER YEAR WLF  OVERDUE    CURRENT    FY-88      FY-89      FY-90      FY-91      FY-92   UNSCHEDULED     TOTAL
 STATUS  PRIO MC ASIG

 462    54N31           87  C3-05        0     35,000          0          0          0          0          0          0      35,000
   I            F

WORK ITEM: 0332  TITLE: INTERIOR PAINTING-JM
 810    54N32           87  A1-01        0     25,000          0          0          0          0          0          0      25,000
   I            C

WORK ITEM: 0333  TITLE: CARPET INSTALLATION-CORRIDORS & ELEVATOR LOBBIES-JM
 310    54N32           87  A1-01        0          0    165,000          0          0          0          0          0     165,000
   I            C

WORK ITEM: 0334  TITLE: INDEFINITE QUANTITY CONTRACT
 310    54N31 ROK97001 87  B1-05        0          0          0          0          0          0          0          0           0
   D            D  ROBP7001

WORK ITEM: 0341  TITLE: VESTIBULE/GARAGE DOORS
 611    54N32           87  F1-01        0     25,000          0          0          0          0          0          0      25,000
   I            C  ROHP7922

WORK ITEM: 0350  TITLE: REPLACE ROOF ACCESS DOORS-09
 310    54N32           87  A1-01        0          0     23,100          0          0          0          0          0      23,100
   I            C

WORK ITEM: 0351  TITLE: CAFETERIA SPACE IMPROVEMENTS-JM
 310    54N32           87  B2-01        0          0     47,200          0          0          0          0          0      47,200
   I            C
```

## CURRENT AND LONG-RANGE PLANS
## DETROIT

The current housing strategy for the Detroit area rests on the assumption that the city will experience progressive executive agency contraction. However, court and law enforcement agencies are expected to expand. The resulting strategy involves modernizing and upgrading existing Government-owned facilities: specifically, the repair and alteration needed to maintain the Detroit Federal Building-Courthouse in the condition appropriate to its role in the inventory, and the correction of the major traffic congestion problems created by increasing border traffic at the Ambassador Bridge Border Station. The ongoing issue of the retention or disposal of the Howard Street Garage remains an unresolved issue in the general housing strategy for Detroit.

The ratio of Government-owned to leased space is 70:30.

DETROIT
Lease Data (As of May, 1987)

VA REGIONAL OFFICE 91011 SQ.FT.

CANDIDATES FOR BACKFILL

| AGENCY | LEASE NUMBER | OCCUPIABLE SQ.FT. | PERSONNEL | EXPIRATION DATE | TERMINATION RIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| NONE | | | | | | |

EXCLUDED

| AGENCY | LEASE NUMBER | OCCUPIABLE SQ.FT. | PERSONNEL | EXPIRATION DATE | TERMINATION RIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| USDA AMS MARKET NEWS<br>Detroit Union Product, 7201 W. Fort St. | LMI14278 | 843 | 6 | 5/31/91 | 5/31/89<br>60 days notice | Location specific, inspection office |
| USDA AMS FV-FRESH PRODUCE<br>Detroit Union Product, 7201 E. Fort St. | LMI14278 | 794 | 6 | 5/31/91 | 5/31/89<br>60 days notice | Location specific, inspection office |
| HHS FDA<br>Food & Drug, 1560 E. Jefferson | LMI13084 | 34725 | 104 | 5/31/93 | None | Special space |
| TD IRS<br>IRS Dat Center, 1300 John Lodge Drive | LMI09585 | 368401 | 929 | 4/30/93 | None | Special space |
| USA AFR MARINES MS<br>Tremonti Building, 426 Clinton | LMI12458 | 4788 | 21 | 11/30/88 | Any time<br>0 days notice | Require collocation w/ MEPS |
| USA AFR NAVY MS<br>Tremonti Building, 425 Clinton | LMI12458 | 651 | 3 | 11/30/88 | Any time<br>0 days notice | Require collocation w/ MEPS |
| USA AFR ARMY MAIN STATION<br>Tremonti Building, 425 Clinton | LMI12458 | 2600 | 0 | 11/30/88 | Any time<br>0 days notice | Require collocation w/ MEPS |
| USA MIL ENLIST AFFES<br>Tremonti Building, 425 Clinton | LMI2458 | 39660 | 134 | 11/30/88 | Any time<br>0 days not | Inappropriate use for Fed. Building |
| USA AFR ARMY MAIN STATION<br>440-446 Clinton St. | LMI13301 | 5832 | 33 | 4/30/90 | Any time<br>30 days notice | Require collocation w/ MEPS |
| JD DRUG LNF<br>Smith Terminal, Metropolitan Airport | LMI14449 | 960 | 3 | 6/30/89 | None | Location specific, law enforcement activity |
| TD IRS DATA CENTER<br>Packard Properties, 6001 Concord Ave. | LMI13479 | 12244 | 2 | 4/30/90 | Any time<br>30 days notice | Warehouse storage |
| USDA APHIS<br>M. Berry Intel Term,Wayne County Airport | LMI14304 | 1160 | | 6/30/89 | None | Location specific, inspection office |
| USA AFR MAIN STATIONS<br>3100 E. Jefferson | LMI12449 | 13268 | 50 | 1/24/90 | None | Agency moving to Lansing, MI |
| HHS SSA DISTRICT OFFICE<br>9622 Grand River | LMI12621 | 5043 | 24 | 9/30/90 | None | Location specific, neighborhood office |
| HHS SSA<br>4737 Conner Ave. | LMI13070 | 5217 | 26 | 2/28/90 | None | Location specific, neighborhood office |
| HHS SSA BRANCH OFFICE | LMI13920 | 5747 | 28 | 6/30/90 | 6/30/87 | Location specific, neighborhood office |

| | | | | | | |
|---|---|---|---|---|---|---|
| 9190 W. Fort St. | | | | | | |
| HHS SSA BRANCH OFFICE<br>Federal Building, 19355 Livernois Ave. | LMI13000 | 4900 | 20 | 6/30/92 | 90 days notice<br>6/30/90<br>60 days notice | Location specific, neighborhood office |
| JD IMM & NAT SER<br>Detroit Tunnel, 100 Jefferson | LMI12063 | 11110 | 16 | 1/31/00 | None | Location specific, border station activity |
| TD CUSTOMS SER<br>Detroit Tunnel, 100 Jefferson | LMI12063 | 11596 | 14 | 1/31/00 | None | Location specific, border station activity |
| TD CUSTOMS SER, TRUCK INSP<br>1331 Atwater | LMI12063 | 3921 | 7 | 1/31/00 | None | Location specific, border station activity |
| GSA JOINT USE<br>Ambassador Bridge | LMI14114 | 14325 | 0 | 12/31/05 | None | Location specific, border station activity |
| JD IMM & NAT SER<br>Ambassador Bridge | LMI14114 | 350 | 5 | 12/31/05 | None | Location specific, border station activity |
| TD CUSTOMS SER<br>Ambassador Bridge | LMI14114 | 265 | 15 | 12/31/05 | None | Location specific, border station activity |
| TOTAL | | 540400 | 1461 | | | |

## BACKFILL EVALUATION--DETROIT

No leased space is available for backfilling the space occupied by the VA in the P. V. McNamara Federal Building in Detroit. All existing leased space is location specific or special use.

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REPORT NO: C953
REGION NO: 05                  REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM
                                              SUMMARY PROGRAM PLAN                                         PAGE  213
                                                                                               AS OF       03/30/87

                                                 DIRECT FUNDED

BUILDING MI0029ZZ
FED BLDG & USCTHSE
231 W LAFAYETTE ST
DETROIT                        MI AREA CODE 31  FIELD OFFICE CODE 71

WORK BUDGET ACT  PROJECT DES PA/  --------------------------------CONSTRUCTION PLAN YEAR---------------------------------
 CAT FUNCTION CB NUMBER YEAR WLT  OVERDUE    CURRENT     FY-88      FY-89      FY-90      FY-91      FY-92  UNSCHEDULED     TOTAL
 STATUS  PRIO MC ASID

WORK ITEM: 0430  TITLE: SOLID STATE LIGHTING BALLASTS. BM.
 410    54N32              XX  A1-01         0          0          0          0          0          0          0    376,000    376,000
   I            C

WORK ITEM: 0544  TITLE: ELECTRICAL CLOSET IMPROVEMENTS
 410    54N31              87  A1-01         0          0    160,000          0          0          0          0          0    160,000
   I       47   F

WORK ITEM: 0545  TITLE: WINDOW REPAIRS AND RETROFIT
 310    56N31              88  A1-01         0          0          0    230,000          0          0          0          0    230,000
   I       71   F  SR103010

WORK ITEM: 0546  TITLE: REPLACE FIBERGLASS DUCT
 430    54N31              XX  A1-01         0          0          0          0          0          0          0  1,400,000  1,400,000
   I       03   F

WORK ITEM: 0547  TITLE: FIRE & ENERGY MANAGEMENT COMPUTER
 460    54N31              88  A1-01         0          0          0    200,000          0          0          0          0    200,000
   I            D

WORK ITEM: 0541  TITLE: CONDENSATE HEAT RECOVERY-DEFERRED PENDING BOILER SURVEY
 430    56N31 RMI83119 83  F2-01         0          0     65,000          0          0          0          0          0     65,000
   D       43   D  SP103019

WORK ITEM: 0615  TITLE: REPLACE VENETIAN BLINDS
 310    54N32              87  A1-01         0     56,900          0          0          0          0          0          0     56,900
   I            C

WORK ITEM: 0616  TITLE: REPAIR AND PAINT 10TH FLOOR
 310    54N31              87  A1-01         0     40,000          0          0          0          0          0          0     40,000
   I            F

WORK ITEM: 0617  TITLE: REPLACE VACCUUM AND CONDENSATE SYSTEM.
 460    54N31              87  A1-01         0          0          0     29,000          0          0          0          0     29,000
   I            F

WORK ITEM: 0628  TITLE: INTERIOR PAINTING - PUBLIC AREAS - BM
 810    54N31              88  A1-01         0          0     19,520          0          0          0          0          0     19,520
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REPORT NO: C953                    REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                      PAGE  214
REGION NO: 05                                          SUMMARY PROGRAM PLAN                                     AS OF    03/30/87

                                                          DIRECT FUNDED

BUILDING MI0029ZZ
FED BLDG & USCTHSE
231 W LAFAYETTE ST
DETROIT                          MI AREA CODE 51  FIELD OFFICE CODE 71

WORK BUDGET ACT  PROJECT DES PA/  -------------------------------CONSTRUCTION PLAN YEAR-------------------------------
 CAT FUNCTION CD NUMBER YEAR WLP  OVERDUE    CURRENT    FY-88      FY-89      FY-90      FY-91      FY-92    UNSCHEDULED    TOTAL
 STATUS  PRIO MC ASID

   I          D

WORK ITEM: 0629  TITLE: INT PTG - (OFFICE AREA)
  810    54N31          88  A1-01        0          0          0          0    117,000          0          0          0    117,000
   I          D

WORK ITEM: 0630  TITLE: EXTERIOR PAINTING - PENTHOUSES - BM
  815    54N32          88  A1-01        0          0      1,500          0          0          0          0          0      1,500
   I          C

WORK ITEM: 0631  TITLE: INTERIOR PAINTING-MECHANICAL AREAS
  810    54N31          87  A1-01        0     27,000          0          0          0          0          0          0     27,000
   I          D

WORK ITEM: 0632  TITLE: DEMOLISH FIRING RANGE-CONVERT TO STORAGE
  440    54N31          88  02-01        0          0          0     30,000          0          0          0          0     30,000
   I          F

WORK ITEM: 0633  TITLE: ELEVATOR HOISTWAY LIGHTING - BM
  420    54N32          87  F1-01        0      2,500          0          0          0          0          0          0      2,500
   I          C

WORK ITEM: 0636  TITLE: INSTALL LOCKING THERMOSTAT COVERS - BM
  430    54N32          87  F1-01        0     10,400          0          0          0          0          0          0     10,400
   I          C

WORK ITEM: 3639  TITLE: 3 POINT PISTOL RANGE
  440    54N31          88  A1-01        0          0          0    130,000          0          0          0          0    130,000
   I          F

WORK ITEM: 0646  TITLE: UPGRADE PRIMARY ELECTRICAL SERVICE EQUIPMENT
  410    54P31          89  A1-01        0          0          0          0          0  1,428,000          0          0  1,428,000
   I          G

WORK ITEM: 3648  TITLE: CATWALKS ABOVE 2ND FLOOR
  310    54N31          88  A1-01        0          0          0     30,000          0          0          0          0     30,000
   I          F

WORK ITEM: 0650  TITLE: REPAIR DECORATIVE CEILING
```

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REPORT NO: C953                      REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                      PAGE  215
REGION NO: 05                                              SUMMARY PROGRAM PLAN                                  AS OF      03/30/87

                                                           DIRECT FUNDED

BUILDING MI0029ZZ
FED BLDG & USCTHSE
231 W LAFAYETTE ST
DETROIT                          MI AREA CODE 31  FIELD OFFICE CODE 71

WORK BUDGET ACT  PROJECT DES PA/  ---------------------------------CONSTRUCTION PLAN YEAR---------------------------------
 CAT FUNCTION CD NUMBER YEAR WLP  OVERDUE    CURRENT     FY-88      FY-89      FY-90      FY-91      FY-92  UNSCHEDULED     TOTAL
 STATUS  PRIO MC ASIB

 310    54N31             87  A1-01        0          0    50,000          0          0          0          0          0     50,000
    I        47  F

WORK ITEM: 0054  TITLE: PERIMETER FAN CONTROLS
 510    54N31             XX  A1-01        0          0         0          0          0          0          0    100,000    100,000
    I        70  F

WORK ITEM: 0055  TITLE: NEW MASTER KEY SYSTEM
 310    54N31             88  A1-01        0          0         0    100,000          0          0          0          0    100,000
    I            F

WORK ITEM: 0056  TITLE: INTERIOR PAINTING-PUBLIC AREAS-FY91
 810    54N31             91  A1-01        0          0         0          0          0     20,000          0          0     20,000
    I            B

WORK ITEM: 0057  TITLE: EXTERIOR PAINTING - (PENTHOUSE ROOF STRUCTURES)
 815    54N31             91  A1-01        0          0         0          0          0      2,000          0          0      2,000
    I            B

WORK ITEM: 0060  TITLE: ELEVATOR IMPROVEMENTS
 420    54P31             89  A1-01        0          0         0          0          0  1,675,000          0          0  1,675,000
    I            B

WORK ITEM: 0061  TITLE: HANDICAP LIFT
 425    54N31             87  B1-10        0          0    35,000          0          0          0          0          0     35,000
    I        47  F

WORK ITEM: 0066  TITLE: ELECTRICAL REPAIRS IN ELECTRICAL ROOM-PER D&C MEMO SPEC-ON
 410    54N32             87  A1-01        0     25,000         0          0          0          0          0          0     25,000
    I            C

WORK ITEM: 0068  TITLE: CLEAN INTERIOR BRONZE
 310    54N31             YY  A1-01        0          0         0          0          0          0          0          0          0
    I            F

WORK ITEM: 0071  TITLE: ISA-NEW JUDGE'S CHAMBERS FOR JUDGE RYAN-6TH FLOOR
 310    54N31 R4187003 87  B2-01           0          0   100,000          0          0          C          0          0    100,000
    A            F  PP187003

WORK ITEM: 0072  TITLE: LIGHTING CONTROLLERS
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REPORT NO: C953                        REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                    PAGE  216
REGION NO: 05                                          SUMMARY PROGRAM PLAN                                   AS OF      03/30/87

                                                       DIRECT FUNDED

BUILDING MI0029ZZ
FED BLDG & USCTHSE
231 W LAFAYETTE ST
DETROIT                         MI AREA CODE 51  FIELD OFFICE CODE 71

WORK BUDGET ACT  PROJECT DES PA/  -------------------------------CONSTRUCTION PLAN YEAR---------------------------------
 CAT FUNCTION CD NUMBER YEAR WLF  OVERDUE    CURRENT     FY-88      FY-89      FY-90      FY-91      FY-92   UNSCHEDULED    TOTAL
 STATUS  PRIO MC ASID

 460    54N31            87  F1-01       0          0     18,000          0          0          0          0          0     18,000

WORK ITEM: 0073  TITLE: INSTALL NEW CARPETING-GEN.OFFICE AREAS ON FLRS 1&3-BM
 310    54N31            87  A1-01       0          0    159,500          0          0          0          0          0    159,500

WORK ITEM: 0074  TITLE: INSTALL NEW CARPETING-GEN.OFFICE AREAS ON FLRS 4&5-BM
 310    54N31            88  A1-01       0          0          0    165,900          0          0          0          0    165,900

WORK ITEM: 0075  TITLE: INSTALL NEW CARPETING-GEN. OFFICE AREAS ON FLRS 6 & 9-BM
 310    54N31            89  A1-01       0          0          0          0    172,500          0          0          0    172,500

WORK ITEM: 0076  TITLE: INSTALL NEW CARPETING-GEN.OFFICE AREAS ON FLRS2,7,&8-BM
 310    54N31            90  A1-01       0          0          0          0          0    264,600          0          0    264,600

WORK ITEM: 0078  TITLE: CORRIDOR MODERNIZATION
 310    54P31            90  A1-01       0          0          0          0          0    400,000          0          0    400,000
```

## CURRENT AND LONG RANGE PLANS
## INDIANAPOLIS

The community strategy for Indianapolis focuses on the fire and life-safety systems in Government-owned buildings in the area in order to improve the safety and operating efficiency of the inventory. No major housing changes are anticipated as a result of the immediate community strategy.

The ratio of Government-owned to leased space is 71:29.

INDIANAPOLIS
Lease Data (as of May, 1987)

VA REGIONAL OFFICE 57605 SQ.FT.

CANDIDATES FOR BACKFILL

| AGENCY | LEASE NUMBER | OCCUPIABLE SQ.FT. | PERSONNEL | EXPIRATION DATE | TERMINATION RIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| HUD OFF SECTY AREA OFC<br>Market Square Center, 151 N. Delaware St. | LIN12631 | 30532 | 158 | 11/30/87 | Any time<br>60 days notice | Reducing space to 24,000 sq.ft<br>See backfill evaluation |
| TO BUR AL TOB<br>Market Square Center, 151 N. Delaware St. | LIN12631 | 1737 | 12 | 11/30/87 | Any tiome<br>60 days notice | See backfill evaluation |
| TOTAL | | 32269 | 170 | | | |

EXCLUDED

| AGENCY | LEASE NUMBER | OCCUPIABLE SQ.FT. | PERSONNEL | EXPIRATION DATE | TERMINATION RIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| GSA REG PBS FED PROTECT<br>Market Square Center, 151 N. Delaware St. | LIN12631 | 0 | 0 | 11/30/87 | Any time<br>60 days notice | Parking |
| USA MIL ENLIST<br>Building 141, 141 S. Meridian St. | LIN13131 | 19377 | 57 | 4/30/89 | Any time<br>365 days notice | Inappropriate use for Fed. Building |
| USA MIL ENLIST<br>Building 141, 141 S. Meridian St. | LIN13949 | 2200 | 10 | 4/30/89 | Any time<br>365 days notice | Inappropriate use for Fed. Building |
| HHS SSA BRANCH OFFICE<br>Westwood Office Plaza, 2814 N. High School Rd. | LIN14081 | 3796 | 17 | 11/30/88 | None | Location specific, neighborhood office |
| TD CUSTOMS SLR PORT DIR<br>Building No. 3, Weir Cook Airport | LIN14283 | 2030 | 18 | 9/30/95 | 9/30/90<br>60 days notice | Location specific, neighborhood office |
| TD CUSTOMS INVESTIGATIONS<br>Building No. 3, Weir Cook Airport | LIN14283 | 1590 | 5 | 9/30/95 | 9/30/90<br>60 days notice | Location specific, neighborhood office |
| USDA AMS F&V FRESH PROD<br>Produce Terminal Bldg., 4101 Massachusetts Ave. | LIN14120 | 400 | 3 | 6/30/87 | Any time<br>60 days notice | Location specific, neighborhood office |
| USDA APHIS VETERINARY SER<br>Corporate Sq West, 5610 Crawfordsville Rd. | LIN12066 | 3695 | 19 | 9/30/87 | Any time<br>60 days notice | 5 year firm term lease eff. 10/1/87<br>Suburban location required |
| USDA ASCS STATE OFFICE<br>Corporate Sq West, 5610 Crawfordsville Rd. | LIN12066 | 8097 | 42 | 9/30/87 | Any time<br>60 days notice | 5 year firm term lease eff. 10/1/87<br>Suburban location required |
| USDA FCIC REGIONAL OFFICE<br>Corporate Sq West, 5610 Crawfordsville Rd. | LIN12066 | 4075 | 17 | 9/30/87 | Any time<br>60 days notice | 5 year firm term lease eff. 10/1/87<br>Suburban location required |
| USDA FGIS<br>Corporate Sq. West, 5610 Crawfordsville Rd. | LIN12066 | 2223 | 3 | 9/30/87 | Any time<br>60 days notice | 5 year firm term lease eff. 10/1/87<br>Suburban location required |
| USDA FmHA STATE OFFICE<br>Corporate Sq West, 5610 Crawfordsville Rd. | LIN12066 | 6436 | 48 | 9/30/87 | Any time<br>60 days notice | 5 year firm term lease eff. 10/1/87<br>Suburban location required |
| USDA FSIS MEAT & POULTRY<br>Corporate Sq West, 5610 Crawfordsville Rd. | LIN12066 | 162 | 1 | 9/30/87 | Any time<br>60 days notice | 5 year firm term lease eff. 10/1/87<br>Suburban location required |

|  |  |  |  |  |  |  |
|---|---|---|---|---|---|---|
| USDA 3I INSPECTOR GENERAL<br>Corporate Sq West, 5610 Crawfordsville Rd. | LIN12866 | 876 | 7 | 9/30/87 | Any time<br>60 days notice | 5 year firm term lease eff. 10/1/87<br>Suburban location required |
| USDA SCS FIELD OFFICE<br>Corporate Sq West, 5610 Crawfordsville Rd. | LIN12866 | 600 | 5 | 9/30/87 | Any time<br>60 days notice | 5 year firm term lease eff. 10/1/87<br>Suburban location required |
| USDA SCS STATE OFFICE<br>Corporate Sq West, 5610 Crawfordsville Rd. | LIN12866 | 14431 | 67 | 9/30/87 | Any time<br>60 days notice | 5 year firm term lease eff. 10/1/87<br>Suburban location required |
| HHS SSA DISTRICT OFFICE<br>Linwood Sq Shopping Center, 4400 E. 10th St. | LIN14177 | 4520 | 27 | 7/31/94 | 7/31/89<br>60 days notice | Location specific, neighborhood office |
| USA AFR<br>Majestic Building, 47 S. Pennsylvania | LIN13623 | 4100 | 34 | 11/30/87 | Any time<br>120 days notice | Inappropriate use for Fed. Building |
| JD FBI<br>4735 Kingsway Drive | LIN13680 | 2200 | 10 | 3/31/87 | Any time<br>90 days notice | Moving into Federal Building |
| ID GEOLOGICAL<br>Lakeside Phase II, 3937 Lakeside Blvd. |  | 10930 | 47 | In process |  | Location specific to nearby storage facility |
| TD CUSTOMS SER<br>Lakeside Office Building, 6000 Lakeside Blvd. | LIN14296 | 85304 | 425 | 8/31/9. | None | Suburban location required |
| NAVY DEPT NAVAL AVIONICS<br>Jackson Industrial Park, 8416 E. 33rd St. | LIN14326 | 9350 | 0 | 11/19/90 | 11/30/88<br>60 days notice | Location specific to nearby facility |
| USA AFR MARINE MAIN STA<br>Century Building, 36 S. Pennsylvania | LIN14405 | 6237 | 35 | 3/31/96 | 3/31/91<br>180 days notice | Requires colocation with MEPS |
| VACANT<br>Century Building, 36 So. Pennsylvania | LIN14408 | 8645 | 0 | 3/31/96 | 3/31/91<br>180 days notice | Vacant |
| LD ESA<br>Willowbrook Office Pk, 2506 Willowbrook Pkwy | LIN14477 | 2430 | 19 | 12/31/91 | 12/16/87<br>60 days notice | Location specific, neighborhood office |
| JD FBI<br>609 N. Delaware St. | LIN14476 | 4999 | 16 | 10/31/96 | 10/31/91<br>0 days notice | Garage |
| USA AFR NAVY MAIN STATION<br>Water Park Place, 8925 N. Meridian St. |  | 0 | 0 | In process |  | Moving out of Federal Building<br>Northeast suburban location required |
| JD INS & NAT SER<br>3500 Depauw Blvd. |  | 0 | 0 | In process |  | Temporary office |
| TOTAL |  | 217679 | 932 |  |  |  |

## BACKFILL EVALUATION--INDIANAPOLIS

Backfilling space currently occupied by the VA in the Minton-Capehart Federal Building in Indianapolis is not a possibility. Existing leased space which is available for backfill would account for roughly 50% of the VA's occupiable area, leaving a major, unfilled vacancy in the building. In addition, the primary backfill candidate, HUD, is reducing their space from 30,500 square feet to 24,000 square feet.

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REPORT NO: F953                      REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                         PAGE  132
REGION NO: 05                                          SUMMARY PROGRAM PLAN                                  AS OF        04/28/87

                                                         DIRECT FUNDED

BUILDING IN0133ZZ
MINTON-CAPEHART F/B
575 N PENNSYLVANIA
INDIANAPOLIS                  IN AREA CODE 51  FIELD OFFICE CODE 51

WORK BUDGET ACT  PROJECT DES PA/  ----------------------------------CONSTRUCTION PLAN YEAR---------------------------------
 CAT FUNCTION CD NUMBER YEAR WLF  OVERDUE    CURRENT    FY-88      FY-89      FY-90      FY-91      FY-92   UNSCHEDULED    TOTAL
 STATUS  PRIO RC ASID

WORK ITEM: 0031  TITLE: SPRINKLER PROTECTION.
 671    54P31            89  C2-05        0          0          0          0  1,145,000          0          0          0  1,145,000
   I        5

WORK ITEM: 0032  TITLE: BUILDING SECURITY.
 490    54A31            XX  C3-05        0          0          0          0          0          0          0     79,000     79,000
   I        P

WORK ITEM: 0059  TITLE: LAWN IRRIGATION SYSTEM-BW
 465    54A32            88  11-01        0          0     12,000          0          0          0          0          0     12,000
   I        C

WORK ITEM: 0064  TITLE: PIPE SHAFT ACCESS-BW
 434    54A32            88  A1-01        0          0     11,000          0          0          0          0          0     11,000
   I        C

WORK ITEM: 0073  TITLE: PARAPET RAILING-BCD
 310    54A31 RIN84040 84  C3-05          0          0      4,000          0          0          0          0          0      4,000
   B        D  RIN84040

WORK ITEM: 0074  TITLE: RPLC GASKETS
 310    54A31 RIN44040 84  A1-01          0          0     16,000          0          0          0          0          0     16,000
   B        D  RIN84040

WORK ITEM: 0097  TITLE: INT PTG-OFF SPACE
 810    54A31 RIN87009 87  A1-01          0          0          0     78,000          0          0          0          0     78,000
   B        B  RIN87008

WORK ITEM: 0112  TITLE: INT PTG-PUB SPACE
 910    54A31 RIN87009 87  A1-01          0          0          0     25,000          0          0          0          0     25,000
   B        P  RIN87008

WORK ITEM: 0113  TITLE: EXT PTG
 915    54A31 RIN87005 87  A1-01          0          0          0      4,000          0          0          0          0      4,000
   B        B  RIN87005
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REPORT NO: C253                  REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                          PAGE  133
REGION NO: 05                                        SUMMARY PROGRAM PLAN                                     AS OF      04/28/87

                                                       DIRECT FUNDED

BUILDING IN013322
MINTON-CAPEHART F/B
575 N PENNSYLVANIA
INDIANAPOLIS             IN AREA CODE 51  FIELD OFFICE CODE 31

WORK BUDGET ACT  PROJECT DES PA/  -------------------------------CONSTRUCTION PLAN YEAR---------------------------------
 CAT FUNCTION CO NUMBER YEAR WLF  OVERDUE    CURRENT    FY-88     FY-89     FY-90     FY-91     FY-92  UNSCHEDULED    TOTAL
 STATUS  PRIO AC ASID

   I          C

WORK ITEM: 0130  TITLE: REPLACE CARPET - CORR 1, 2, & 3 - NA
 310    54N32          89  AT-01        0          0          0    36,000         0         0         0          0    36,000
   I          C

WORK ITEM: 0131  TITLE: REPLACE CARPET - CORR 4, 5 & 5 - P2
 310    54N32          90  AT-01        0          0          0         0    50,000         0         0          0    50,000
   I          C
                                                                    [illegible]
WORK ITEM: 0135  TITLE: PARAPET RAILING
 310    54N31 RIN84040 85  CS-05        0          0     18,000    [illegible]           0         0          0    18,000
   D      22  F  RIN84040
                                                                    [illegible]
WORK ITEM: 0136  TITLE: RPLC GASKETS
 310    54N31 RIN94041 85  AT-01        0          0    193,000    [illegible]           0         0          0   193,000
   D      22  F  RIN94040

WORK ITEM: 0137  TITLE: INT PTG-PUB SPACE-79
 210    54N32          91  AT-01        0          0          0         0         0    25,000         0          0    25,000
   I          C

WORK ITEM: 0138  TITLE: EXT PTG-9M
 210    54N32          91  AT-01        0          0          0         0         0     4,000         0          0     4,000
   I          C

WORK ITEM: 0139  TITLE: INT PTG-MECH SPACE
 210    54N31 RIN87008 87  AT-01        0          0          0    21,000         0         0         0          0    21,000
   D          D  R1437009

WORK ITEM: 0140  TITLE: SMOKE CONTROL MODS
 470    54N31 RIN86312 84  CT-C5        0          0          0   100,000  [illegible]       0         0          0   100,000
   D      22  F  RIN86312

WORK ITEM: 0143  TITLE: ELEV SLT
 470    54N31          87  AT-01        0          0     36,000         0         0         0         0          0    36,000
   I          C

WORK ITEM: 0145  TITLE: INDEFINITE QUANTITY CONTRACT
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REPORT NO: C953                       REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                          PAGE  134
REGION NO: 05                                             SUMMARY PROGRAM PLAN                                    AS OF      04/28/87

                                                          DIRECT FUNDED

BUILDING IN0133ZZ
MINTON-CAPEHART F/B
575 N PENNSYLVANIA
INDIANAPOLIS                      IN AREA CODE 51  FIELD OFFICE CODE 31

WORK BUDGET ACT  PROJECT DES PA/  --------------------------------CONSTRUCTION PLAN YEAR--------------------------------
 CAT FUNCTION CD NUMBER YEAR WLF  OVERDUE     CURRENT     FY-88      FY-89      FY-90      FY-91      FY-92   UNSCHEDULED    TOTAL
 STATUS  PRIO MC ASID

 310     54N31 RIN67023 87  01-03        0           0         0          0          0         .0          0          0           0
  B            D  RIN87023

WORK ITEM: 0148  TITLE: ISA-FBI-N9541515
 310     54N32          87  02-01        0      62,700         0          0          0          0          0          0      62,700
  I            C  RIN87578
```

## CURRENT AND LONG-RANGE PLANS
## MINNEAPOLIS-ST.PAUL

Federal housing plans for the Twin Cities area are frequently driven by the separation of the metropolitan area into two distinct political entities with distinct business districts. Within the constraints thus imposed, the community strategy for the Twin Cities is two-fold: the consolidation of a variety of small, leased spaces into larger contiguous blocks in order to improve operating and leasing costs, and the repair and maintenance of buildings in the existing inventory.

The ratio of Government-owned to leased space in Minneapolis-St. Paul is 78:22.

MINNEAPOLIS-ST. PAUL, MINNESOTA
Lease Data (as of May, 1987)

| AGENCY | LEASE NUMBER | OCCUPIABLE SQ. FT. | TOTAL PERS | EXPIRATION DATE | TERMINATION RIGHT | COMMENTS |
|---|---|---|---|---|---|---|
| **Candidates for Backfill** | | | | | | |
| **MINNEAPOLIS** | | | | | | |
| USDA-FNS<br>220 2ND St | LMN12949 | 12875 | 37 | 12-12-90 | 12-12-90 | USDA offices require colocation |
| HUD-OFF SECTY<br>220 2nd St | LMN12949 | 30405 | 165 | 12-12-90 | 12-12-90 | USDA offices require colocation |
| LD-ESA<br>220 2nd St | LMN12949 | 1784 | 18 | 12-12-90 | 12-12-90 | |
| USDA-ARS<br>220 2nd St | LMN12949 | 6169 | 26 | 12-12-90 | 12-12-90 | USDA offices require colocation |
| LD-ESA<br>220 2nd St | LMN12949 | 891 | 18 | 12-12-90 | 12-12-90 | |
| TD-SVGS BOND<br>220 2nd St | LMN12949 | 1664 | 9 | 12-12-90 | 12-12-90 | |
| USDA-FSIS<br>100 N 6th St | LMN13308 | 21828 | 84 | 7-31-90 | 7-31-95 | USDA offices require colocation |
| USDA-APHIS<br>100 N 6TH St | LMN13308 | 16866 | 150 | 7-31-90 | 7-31-95 | USDA offices require colocation |
| USDA-APHIS<br>100 N 6th St | LMN14221 | 8675 | 54 | 7-31-90 | 7-31-90 | USDA offices require colocation |
| SSA<br>100 N 6th St | LMN13308 | 9633 | 48 | 7-31-90 | 7-31-95 | |
| LD-OLMS<br>100 N 6th St | LMN13308 | 1723 | 10 | 7-31-90 | 7-31-95 | |
| USA-AFR<br>400 Marquette | LMN14219 | 4403 | 27 | 6-09-90 | 6-09-90 | |

ST. PAUL

| | | | | | | |
|---|---|---|---|---|---|---|
| DOD-DLA<br>748 Mississippi River | LMN12894 | 17428 | 147 | 7-11-89 | 7-11-84 | Agency wants to relocate to FT. Snelling |
| DOD-DLA<br>748 Mississippi River | LMN14373 | 2000 | 27 | 7-11-89 | 7-11-89 | Agency wants to relocate to FT. Snelling |
| USDA-APHIS<br>251 Starkey | LMN14226 | 2300 | 15 | 3-06-90 | 3-06-90 | USDA offices require colocation |
| USDA-APHIS<br>400 Sibley | LMN14227 | 283 | 12 | 7-14-90 | 7-15-88 | USDA offices require colocation |
| USDA-OA<br>400 Sibley | LMN14227 | 2325 | 14 | 7-14-90 | 7-15-88 | USDA offices require colocation |

BLOOMINGTON

| | | | | | | |
|---|---|---|---|---|---|---|
| IRS<br>address not available | | 10400 | 77 | 1992 | | new office-agency wants to relocate to Ft. Snelling |
| Total | | 151652 | 938 | | | |

Excluded
--------------------

MINNEAPOLIS

| | | | | | | |
|---|---|---|---|---|---|---|
| HHS-FDA<br>240 Hennepin Ave | LMN07485 | 40734 | 101 | 2-19-89 | 2-20-86 | Special space |
| TD-Customs Service<br>220 2nd St | LMN12949 | 600 | 0 | 12-12-90 | 12-12-90 | 2 parking spaces for Customs in FB |
| USDA-AMS<br>4th St & 4th Ave | LMN13363 | 450 | 3 | 10-31-87 | 5-01-87 | must be located in Grain Exchange to moniter commodities exchange |
| TD-CUSTOMS SERV<br>4th St & 4th Ave | LMN13363 | 2238 | 32 | 10-31-87 | 5-01-87 | Leased cancelled and vacated |

| | | | | | | |
|---|---|---|---|---|---|---|
| JUD-REF BANKRUPTCY<br>330 2ND St | LMN13679 | 6737 | 18 | 2-28-87 | 2-01-92 | Must be located near MPLS FB-[illegible] |
| HHS-SSA<br>2629 University Ave | LMN13086 | 5417 | 29 | 4-30-87 | 4-30-87 | agency to relocate to Govt-owned Trust Fund Bldg 10/87 |
| FMCS<br>2221 University Ave | LMN14044 | 4253 | 13 | 4-30-88 | 9-30-86 | Central location required |
| HHS-SSA<br>12 S 6th St | LMN14[illegible] | 8100 | 60 | 10-11-94 | 10-11-89 | Location specific-neighborhood office |
| NONE<br>4th St & 4th Ave | LMN14557 | 450 | 0 | 10-31-96 | 10-31-91 | Vacant space |
| ST. PAUL | | | | | | |
| DOT-FED HWAY ADMIN<br>7th & Robert St | LMN12830 | 8325 | 40 | 9-30-87 | 9-30-82 | Agency must be located near State H'Way Admin offices |
| RRB<br>82 E 7th St | LMN14215 | 1944 | 10 | 3-31-88 | 3-31-86 | location requirement |
| ID-FISH&WLF SERV<br>400 Sibley | LMN14427 | 1322 | 12 | 7-14-90 | 7-15-86 | location specific |
| TD-IRS<br>220 Robert St | LMN14261 | 2000 | 13 | 11-18-88 | 11-18-87 | CBD location required |
| BLOOMINGTON | | | | | | |
| HHS-SSA<br>1120 E 80th St | LMN14226 | 0 | | 3-31-91 | | closed? |
| BROOKLYN CENTER | | | | | | |
| HHS-SSA<br>6040 Earle Brown Dr | LMN14457 | 3744 | 24 | 5-31-91 | 5-31-91 | Location specific-neighborhood office |
| TD-IRS<br>6040 Earle Brown Dr | LMN13416 | 11451 | 103 | 5-31-86 | 5-31-86 | Location requirement |
| Total | | 111965 | 522 | | | |

# BACKFILL EVALUATION POTENTIAL

## TWIN CITIES, MINNESOTA

The Twin Cities area from which possible backfill agencies for VA space can be drawn include St. Paul, Minneapolis, and the surrounding suburbs of Bloomington and Brooklyn Center. The attached spreadsheet discusses, on a lease-by-lease basis, the availability for backfill.

The Federal space situation in the Twin Cities is such that should the Veterans Administration vacate Ft. Snelling GSA would be unable to replace it with other agencies. Several conditions contribute to this situation.

> A prospectus has been submitted for the consolidation agencies, especially USDA offices. The location of this consolidation will be based upon the locational requirements of the agency. This will further limit the availability of agencies for backfill.
>
> There have been persistent indications that the Postal Service Data Center will leave Ft. Snelling for a new Postal facility. This would leave approximately 89,000 square feet of space vacant. Should the VA also leave, a total of 205,000 square feet would be vacant at Ft. Snelling. The Twin Cities inventory is not large enough to fill that amount of vacated space.
>
> The Government-owned to leased inventory for the Twin Cities currently stands at 78% to 22%. The backfill of VA space at Ft. Snelling would increase this ratio considerably;this change would severely limit the flexibility needed in the leased inventory to accommodate the various expansions, moves, etc required by agencies.

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REPORT NO: C0[illegible]              REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                                     PAGE  322
REGION NO: 05                                        SUMMARY PROGRAM PLAN                                       AS OF      04/28/87

                                                        DIRECT FUNDED

BUILDING MN0006ZZ
B H WHIPPLE FED BLDG.
FORT SNELLING
FORT SNELLING                  BM AREA CODE 52  FIELD OFFICE CODE 44

WORK BUDGET ACT  PROJECT DES PA/  ---------------------------------CONSTRUCTION PLAN YEAR--------------------------------
 CAT FUNCTION CD NUMBER YEAR WLF  OVERDUE    CURRENT     FY-88     FY-89      FY-90      FY-91      FY-92   UNSCHEDULED    TOTAL
 STATUS  PRIO NC ASID

WORK ITEM: 0065  TITLE: INTERIOR PAINTING -DCD
 810     54M31 RMNA5002 85  A1-01        0          0        0   305,000          0          0          0          0    305,000
   D       60  B  RMN85002

WORK ITEM: 0065  TITLE: EXTERIOR PAINTING - DCD
 810     54M31 RMNA5002 85  A1-01        0          0        0    16,000          0          0          0          0     16,000
   D       60  B  RMN85002

WORK ITEM: 0089  TITLE: SPRINKLER PROTECTION THROUGHOUT BUILDING.
 471     54P31          88  C2-05        0          0        0         0  2,099,000          0          0          0  2,099,000
   I       06  C

WORK ITEM: 0137  TITLE: ASBESTOS REMOVAL                                                 [illegible]
 482     54P31          90  C3-05        0          0        0         0          0  3,232,000          0          0  3,232,000
   I       01  6

WORK ITEM: 0149  TITLE: CAFETERIA - PHASE 2. DCD.
 310     54P31          88  H1-03        0          0        0         0    367,000          0          0          0    367,000
   I              6

WORK ITEM: 0153  TITLE: HOT GAS BYPASS-BM
 510     54P32          88  A1-01        0          0   12,000         0          0          0          0          0     12,000
   I              C

WORK ITEM: 0160  TITLE: RPLC SIDEWALK & CURBING
 330     54M31 RMN86006 86  A1-01        0     77,000        0         0          0          0          0          0     77,000
   D              9 RMN86006

WORK ITEM: 01[illegible]  TITLE: RPLC PCB CAPACITORS-CR
 486     54P32          88  C3-05        0          0   24,000         0          0          0          0          0     24,000
   I              C

WORK ITEM: 01[illegible]  TITLE: BACKFILL VACATED USPS SPACE
 110     54P31          90  J2-01        0          0        0         0          0  1,562,000          0          0  1,562,000
   I              6

WORK ITEM: 01[illegible]  TITLE: [illegible] PUBLIC SPACE
 110     54P31          90  A1-11        0          0        0         0          0     58,000          0          0     58,000
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  810    54N31           90  A1-01        0          0          0          0          0     38,000          0          0     38,000




 REPORT NO: C953                               REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                  PAGE  323
 REGION NO: 05                                                   SUMMARY PROGRAM PLAN                              AS OF     04/28/87

                                                                DIRECT FUNDED

 BUILDING MN0086ZZ
 B H WHIPPLE FED BLDG
 FORT SNELLING
 FORT SNELLING                 MN AREA CODE 52  FIELD OFFICE CODE 44

 WORK BUDGET ACT  PROJECT DES PA/  ---------------------------------CONSTRUCTION PLAN YEAR---------------------------------
  CAT FUNCTION CO NUMBER YEAR WLF  OVERDUE     CURRENT     FY-88      FY-89      FY-90      FY-91      FY-92   UNSCHEDULED     TOTAL
  STATUS  PRIO MC ASID

    I          D

 WORK ITEM: 0192  TITLE: EXT PTG
  815    54N31           90  A1-01        0          0          0          0          0     51,000          0          0     51,000
    I          D

 WORK ITEM: 0197  TITLE: RPLC TWO DOCK LIFTS-BM
  330    54N32           88  A1-01        0          0     25,000          0          0          0          0          0     25,000
    I          C

 WORK ITEM: 0198  TITLE: PATIO DOOR - BK
  310    54N32           85  B1-03        0          0     19,000          0          0          0          0          0     19,000
    I          C

 WORK ITEM: 0203  TITLE: RPLC ELEV CLGS-HM
  420    54N32           88  A1-01        0          0     14,000          0          0          0          0          0     14,000
    I          C

 WORK ITEM: 0210  TITLE: PKG LOT IMP
  330    54N31           87  A1-01        0          0     66,000   66,000 0  Done      0          0          0          0     66,000
    I       70 D             88 Done

 WORK ITEM: 0211  TITLE: RPLC LANDSCAPING - BM
  345    54N32           88  A1-01        0          0     19,000          0          0          0          0          0     19,000
    I          C

 WORK ITEM: 0212  TITLE: REPLACE CARPET - G FLOOR - BM
  310    54N32           85  A1-01        0          0     28,000          0          0          0          0          0     28,000
    I          C

 WORK ITEM: 0213  TITLE: RPLC SS ACCESS -HM
  310    54N32           88  A1-01        0          0     25,000          0          0          0          0          0     25,000
    I          C

 WORK ITEM: 0214  TITLE: REPLACE CARPET - G1 : GM3 - 
  310    54N32           88  A1-01        0          0     41,000          0          0          0          0          0     41,000
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REPORT NO: C955             REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM
REGION NO: 05                                    SUMMARY PROGRAM PLAN                                                         PAGE  324
                                                                                                               AS OF        04/28/87
                                                     DIRECT FUNDED

BUILDING MN0028ZZ
H H WHIPPLE FED BLDG
FORT SNELLING
FORT SNELLING                MN AREA CODE 52  FIELD OFFICE CODE 54

WORK BUDGET ACT  PROJECT DES PA/ ---------------------------------CONSTRUCTION PLAN YEAR--------------------------------
 CAT FUNCTION CD NUMBER YEAR WLF  OVERDUE    CURRENT    FY-88     FY-89     FY-90     FY-91     FY-92   UNSCHEDULED   TOTAL
 STATUS  PRIO MC ASID

 310    54N32         89  A1-01       0          0          0    40,000         0         0         0         0     60,000
   I          C

WORK ITEM: 0216  TITLE: REPLACE CARPET - 1&1 - 94
 310    54N32         90  A1-01       0          0          0         0    48,000         0         0         0     48,000
   I          C

WORK ITEM: 0217  TITLE: RPLC CARPET-04
 310    54N32         91  A1-01       0          0          0         0         0    52,000         0         0     52,000
   I          C

WORK ITEM: 0219  TITLE: INDEPENDENT WATER SUPPLY
 471    54N31         89  C1-10       0          0          0         0   398,000         0         0         0    398,000
   I          G

WORK ITEM: 0220  TITLE: RPLC DRS & FRMS
 310    54N31 RMN87010 87  A1-01      0          0          0         0   179,000         0         0         0    179,000
   R     46   F RMN87010

WORK ITEM: 0221  TITLE: RPLC ROOFS C,D,E, F & G
 320    54N31 RMN87002 86  A1-01      0          0    420,000         0         0         0         0         0    420,000
   D     52   N RMN87U02

WORK ITEM: 0224  TITLE: HOOD FIRE SUPPRESSION - 87
 479    54N32         88  C1-06       0          0      6,000         0         0         0         0         0      6,000
   I          C

WORK ITEM: 0225  TITLE: UPGRADE HVAC CONTROL SYSTEM
 430    54N31         90  A1-01       0          0          0         0         0   591,000         0         0    591,000
   I          C

WORK ITEM: 0226  TITLE: PREPARE & PAINT WALL-04
 310    54N32         88  A1-01       0          0     25,000         0         0         0         0         0     25,000
   I          C

WORK ITEM: 0227  TITLE: RPLC [illegible]
 450    54N32         [illegible]  A1-01       0          0     15,000         0         0         0         0         0     15,000
   I          C

WORK ITEM: 0228  TITLE: CLEAN & TUCKPOINT WALLS
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REPORT NO: C25                 REPAIR & ALTERATION AND CONSTRUCTION AUTOMATED TRACKING SYSTEM                         PAGE  325
REGION NO: 05                                      SUMMARY PROGRAM PLAN                                  AS OF      04/28/87

                                                       DIRECT FUNDED

BUILDING MN0045ZZ
B H WHIPPLE FED BLDG
FORT SNELLING
FORT SNELLING                MN AREA CODE 52  FIELD OFFICE CODE 44

WORK BUDGET ACT  PROJECT DES PA/  --------------------------------CONSTRUCTION PLAN YEAR--------------------------------
 CAT FUNCTION CD NUMBER YEAR WLF  OVERDUE     CURRENT     FY-88      FY-89      FY-90      FY-91      FY-92  UNSCHEDULED    TOTAL
 STATUS  PRIO MC ASID

 220    54N51          XX  A1-01       0           0          0          0          0          0          0    427,000    427,000
   I          9

WORK ITEM: 0231  TITLE: INDEFINITE QUANTITY CONTRACT
 310    54N31 RMN87005 87  J1-03       0           0          0          0          0          0          0          0          0
   D          6  RCMN87005

WORK ITEM: 0237  TITLE: RPLC ASB BOILER RM. INSUL
 482    54N31          91  A1-01       0           0          0          0          0          0     85,000          0     85,000
   I          F

WORK ITEM: 0238  TITLE: GROUND FAULT PROTECT - 84
 415    54N32          87  C3-05       0           0     15,000          0          0          0          0          0     15,000
   I          C

WORK ITEM: 0239  TITLE: IFA-GAO-N9541528
 310    54N32          87  M2-01       0      16,500          0          0          0          0          0          0     16,500
   I          C  RMN87579
```

General Services Administration, Region 6
1500 East Bannister Road
Kansas City, MO 64131-3088

Copy = 20

MAY 2[illegible] 1987

Mr. R. J. Vogel
Chief Benefits Director
Veterans Administration
Washington, D.C. 20420

Dear Mr. Vogel:

Thank you for your letter of May 7, 1987, which explores the ramifications of collocating a number of your regional offices onto the grounds of VA-owned medical centers. Based upon a detailed review of our leased inventory, we would be unable to develop sufficient backfill potential to occupy the space you propose to vacate. The proposed collocation of Veteran's Benefits Regional Offices at the three locations cited would significantly increase our inventory of vacant space and have a detrimental effect on the profitability of our building operations.

The following information is furnished per your request:

A. Current and long-range housing plan

St. Louis, Missouri - Our long-range housing plan for St. Louis includes renovation of the Federal Building, 405 South Tucker, and the relocation of agencies currently housed in general purpose leased space to this facility. As a result, the general-purpose lease inventory in St. Louis will be virtually eliminated. Approximately 11,000 square feet of general-purpose leased space will remain in the downtown area after completion of our renovation project.

Des Moines, Iowa - GSA currently leases a total of 26,004 square feet of space within the Des Moines, Iowa, Metropolitan Area. The space is leased at 5 locations and houses the activities of 5 agencies. Of the total space leased by GSA, 4 locations (22,194 square feet) are special purpose or site specific, leaving a backfill potential of only 3,810 square feet.

Lincoln, Nebraska - GSA currently leases a total of 9,924 square feet of space within the Lincoln, Nebraska, Metropolitan Area. This lease houses the USDA-Soil Conservation Service Laboratory.

Under our long-range housing plan, we propose to relocate this activity to the Federal Building. The USDA, however, is currently conducting an A-76 study which could significantly alter or eliminate this requirement.

B. Backfill potential if VA vacates space in the following buildings:

Federal Building, 210 Walnut Street, Des Moines, Iowa

This building currently contains 2,065 square feet of vacant space. If the VA relocates from this building, total vacant space would increase to 34,432 square feet, with little or no backfill potential.

Robert Denney FB&CT, 100 Centennial Mall North, Lincoln, Nebraska

This building currently contains 20,210 square feet of vacant space. If the VA relocates from this building, total vacant space would increase to 50,306 square feet with no backfill potential.

Federal Building, 1520 Market Street, St. Louis, Missouri

The housing plan for St. Louis significantly eliminating the inventory of general purpose leased space, thereby reducing the potential to backfill space which might be released by the VA.

C. Planned and/or projected renovation costs for locations cited above:

| Bldg. | |
|---|---|
| FB, 210 Walnut<br>Des Moines, IA<br>IA0112ZZ | $1,461,500 |
| Robert Denney FB&CT<br>100 Centennial Mall North<br>Lincoln, NE<br>NE0531ZZ | $ 888,400 |
| FOB, 1520 Market<br>St. Louis, MO<br>MO0111ZZ | $3,876,000 |

We appreciate the opportunity to provide information for your analysis. If you have any additional questions, please contact Mr. J. Wayne Roy, Assistant Regional Administrator, Public Buildings Service, on FTS 926-7231.

Sincerely,

John B. Platt
Regional Administrator

General Services Administration, Region 7
819 Taylor Street
Fort Worth, TX 76102

cys • 20

May 29, 1987

Dear Mr. Vogel:

In response to your May 7, 1987, letter (reference 20/201B), the following information is provided:

a. Current and Long-Range Housing Plans:

(1) Fargo, North Dakota: GSA plans to continue to house agencies in two GSA-owned buildings. Additional requirements will be housed in leased space. Currently, there is only one leased location in Fargo. This building houses the highly specialized space requirements of the Military Enlistment Processing Service.

(2) Houston, Texas: GSA plans to retain all but one of the four Government-owned buildings in Houston. The building to be disposed contains 9,613 occupiable square feet (OSF). GSA is attempting to purchase a building of 100,000 to 250,000 square feet that will accommodate the majority of the general purpose space requirements, excluding the Veterans Administration (VA), currently in leased space. Other agency space requirements will be satisfied in leased space.

b. Current amount of leased occupiable square footage and personnel housed:

(1) Fargo, North Dakota: The only leased space in Fargo is considered special purpose. The space is the:

AFEES Building, 225 4th Avenue N, 13,199 occupiable sq. ft.

(2) Houston, Texas: Approximately 574,800 and 3,500 personnel are housed in general purpose leased space. Special purpose locations are listed below:

Three Corporate Square, 5910 Kirby Drive, 14,885 OSF

Rowlette Office Building, 9809 Rowlett Road, 13,941 OSF

Citizens Medical Plaza, 7333 N. Freeway, 24,479 OSF

One Camino Center, 17,629 El Camino Real, 5,693 OSF

Unnamed Building, 2855 Mangum Road, 8,853 OSF

Unnamed Building, 2627 Caroline, 23,900 OSF

Capital Center, 401 Louisiana Street, 1,950 OSF

Broadway Plaza, 8121 Broadway, 5,788 OSF

Unnamed Building, 5,921 N. Dale, 2,000 OSF

Westway Business Plaza, 8000 Harwin, 17,325 OSF

Sears Plaza, Eastex at Houston, 5,824 OSF

Intercon Business, 16615 W. Hardy, 2,440 OSF

N. Loop Center II, 1225 N. Loop W., 2,958 OSF

One South Green Building, 12600 N. Featherwood, 3,014 OSF

International Energy Center, 11811 N. Freeway, 5,000 OSF

Downtown Service Center, 2817 Gulf Freeway, 5,865 OSF

Port Plaza, 8201 La Porte Freeway, 3,151 OSF

Houston Produce Terminal, 3100 Produce Row, 460 OSF

c. Backfill Potential:

(1) Federal Building-Court House, Fargo North Dakota: The only GSA leased space in Fargo is 13,199 square feet occupied by the Military Enlistment Processing Service (MEPS). This special purpose space would not be a compatible use in the Federal Building-Court House, where the Veterans Administration is currently housed. The U. S. Courts and related agencies occupy over 50 percent of this building.

It should be noted that the lease for the MEPS space is firm until February 1989 with a final expiration of February 1992.

(2) International Trade Center, Houston, Texas: The lease for the space occupied by the VA was recently renegotiated and is firm until April 1992. GSA is in the process of acquiring an office building in Houston. The actual size of the building to be acquired is not yet known. Until the size of the building to be purchased is known, we cannot address the question of backfilling the VA space proposed to be vacated. If VA would time their relocation to coincide with the lease expiration, there would be no concern over this matter.

d. The cost of the approved repair and alteration (R&A) projects for each building and the scope of work are listed below:

(1) FB-CT, Fargo, North Dakota (Government-owned): A project for $150,000 is scheduled. This will convert basement space to office and related space.

(2) International Trade Center (Leased space): There are no R&A projects planned for this building.

We know that VA is planning to vacate GSA leased space in Little Rock, Arkansas. The lease for this space requires GSA to give the lessor 180 days notice prior to termination. Please keep us advised of your plans in Little Rock and assure that you advise us at least 8 months prior to the date you plan to vacate our space.

Sincerely,

David F. Godfrey
Regional Administrator

Mr. R. J. Vogel
Chief Benefits Director
Veterans Administration
Washington, DC 20420

General Services Administration, Region 9
525 Market Street
San Francisco, CA 94105

4 JUN 1987

Mr. R. J. Vogel, Director
Chief Benefits
Resource Allocation Staff
Veterans Administration
Washington, D.C. 20420

Dear Mr. Vogel:

I received your letter requesting our support in the analysis of potential backfill of space now occupied by the Veterans Administration (VA) in Boise, Idaho; Los Angeles, California; Phoenix, Arizona; and Reno, Nevada. Thank you for the opportunity to develop plans with you regarding the impacts on the inventory of this region.

The impact of the VA action will vary depending on when the VA wishes to vacate, and on the specific mix of lease inventory at the time. Our current and long range housing plans indicate no proposed change in the housing of the VA in Los Angeles and Boise, and no change in Phoenix or Reno prior to the expiration of the current leases as indicated below.

BOISE, IDAHO:

Veterans Administration occupies approximately 15,600 square feet in the Federal Building & Court House at 550 West Fort, Boise, Idaho. There is a potential to backfill the space to be vacated by the VA's regional office with agencies from leased locations throughout the Boise area. GSA has a continuing need for the property adjoining the site of the Federal Building-Courthouse which the Veterans Administration has permitted to us. There are no major alteration plans for the Federal Building-Courthouse. Please keep me advised of your plans in the area.

LOS ANGELES, CALIFORNIA:

The Veterans Administration currently occupies 137,381 occupiable square feet in the Post Office - Federal Building (PO-FB) at 11000 Wilshire Boulevard, Los Angeles, California. The Post Office - Federal Building is located across the freeway from the Veterans Administration Hospital property, and at one time was part of the VA grounds. The need for installation of a firesprinkler and other life safety enhancements in the PO-FB is under evaluation. No other major alterations have been proposed for the building.

As you may know, GSA has several major construction projects ongoing in the Los Angeles area that will result in extensive realignment of federal agencies in that area. Substantially, these buildings will accommodate approximately 650,000 square feet of agency space now housed in leased buildings. The remaining space is either under long term lease or is occupied by the agencies which have mission requirements which restrict their locations. At present, we have no known tenants to backfill the space to be vacated by the VA.

As the final occupancy occurs for the approved federal construction projects in downtown Los Angeles and Long Beach, we will reevaluate the potential for backfilling the Federal Building and Post Office at 11000 Wilshire Boulevard. Occupancy of the Los Angeles Federal Building is scheduled for late 1990 and the Long Beach Federal Building is scheduled for July 1989. In any case, as long term leases expire in 1995 or beyond, the backfill potential increases.

PHOENIX, ARIZONA:

The lease for the Arizona Bank Plaza building at 3225 N. Central Avenue, Phoenix, Arizona expires on November 30, 1995. It would be difficult to backfill the space if only a short term remained on the lease if the VA vacates.

RENO, NEVADA:

The lease for the 1201 Terminal Way Building, Reno, Nevada expires on May 12, 1991. It would be difficult to backfill the space if only a short time remained on the lease if the VA vacates.

If you have any questions, please contact Ms. Mary E. Brant, Director of our Planning Staff, or Ms. Veronica Holland of her staff on FTS 454-7624.

Sincerely,

EDWIN W. THOMAS
Regional Administrator

MAY 7 1987

Honorable G. V. (Sonny) Montgomery
Chairman
Committee on Veterans' Affairs
U. S. House of Representatives
Washington, D. C. 20515

Dear Mr. Chairman:

In response to your letter of April 9, 1987, and as stated in our letter of April 3, 1987, we are continuing to analyze a number of potential colocation projects to meet the requirements of P.L. 99-576, the Veterans' Benefits Improvement and Health Care Authorization Act of 1986. In addition to evaluating Agency resource priorities matching mission requirements with construction/renovation costs, the analyses involve coordinating interagency concerns, particularly GSA's (General Services Administration) Public Buildings Service.

In this regard, we have been in contact with GSA Central Office about our needs for GSA's current and long-range housing plans, backfill potential, and planned and/or projected building renovation costs for current VA (Veterans Administration) locations. We were instructed to request this information from the GSA Regions because such data is not centralized in Washington. We have done so, requesting information on 21 areas where Department of Veterans Benefits' Regional Offices are located. As this data is received and incorporated with VA data into a total analysis, we are confident that additional colocation projects can be proposed that will offer benefits to both the VA and Federal Government.

As always, we look forward to working with you and the Veterans' Affairs Committee to make this program a positive approach to providing our Nation's veterans with the services they deserve.

Sincerely,

THOMAS K. TURNAGE
Administrator

cc: 00B3B
203C4

5/6

JCALLEN: 4/87 201B 201 20 00 ID 04201

MAY 07 1987

20/201

Mr. Donald F. Layfield
Regional Administrator
General Services Administration
Region 4
Richard B. Russell FB-CT
75 Spring Street, SW
Atlanta, GA 30303

Dear Mr. Layfield:

The VA (Veterans Administration) is exploring the possibilities and ramifications of colocating a number of our regional offices onto the grounds of VA-owned medical centers.

At the request of the Office of Management and Budget, we are reviewing each potential project's impact on Federal Government costs and operations. To do this, we have obtained from GSA Central Office the amounts of GSA-leased and owned space nationwide through a January 1987 copy of the "PBS Building Inventory." This data was used in an initial attempt to determine backfill potential for a number of our colocation projects. To refine this data and fully perform Life Cycle Costing under the GSA, Office of Facilities Planning, Automated Prospectus System, we request specific information/data for the following locations:

| City/State | Leased Space as Shown on PBS Report |
|---|---|
| St. Petersburg, Florida | 86,515 |
| Winston-Salem, North Carolina | 7,000 |
| Columbia, South Carolina | 34,127 |

The data requested are:

a. The current and long-range Housing Plans.

b. Current amount of leased occupiable square footage and personnel housed.

(1) Exclude leased space and personnel which are site specific because of mission requirements, e.g., U. S. Customs Houses.

(2) List each excluded building and/or portion of building by name, address and amount of space excluded.

Mr. Donald F. Layfield

c. Estimate the backfill potential if VA vacates the Department of Veterans Benefits space at:

William C. Cramer FB
144 First Avenue South
St. Petersburg, FL
GSA Building No.: FL0000ZZ

251 N. Main Street
Winston-Salem, NC
GSA Building No.: NC0113ZZ

1801 Assembly Street
Columbia, SC
GSA Building No.: SC0002ZZ

d. Planned and/or projected renovation costs for building locations cited above for the next 30 years (Life Cycle Costing). Please provide detailed information as to project scope and estimated costs.

We request this data by June 1, 1987, so we may continue our planning, and address the Administration and Congressional questions related to this program. Questions on this request may be addressed to Director, Resource Allocation Staff (201B), on FTS 377-3380.

Your cooperation and assistance are appreciated.

Sincerely yours,

R. J. VOGEL
Chief Benefits Director

201B/20 JCA:ssg

cc: 20304

JCALLEN:ssg 4/20/87 201B 201 20 ID 04171/3

MAY 0 7 1987

20/201B

Mr. George P. Cordes
Regional Administrator
General Services Administration
Region 3
Federal Building and U. S. Post Office
Ninth and Market Streets
Philadelphia, PA 19107

Dear Mr. Cordes:

The VA (Veterans Administration) is exploring the possibilities and ramifications of colocating a number of our regional offices onto the grounds of VA-owned medical centers.

At the request of the Office of Management and Budget, we are reviewing each potential project's impact on Federal Government costs and operations. To do this, we have obtained from GSA Central Office the amounts of GSA-leased and owned space nationwide through a January 1987 copy of the "PBS Building Inventory." This data was used in an initial attempt to determine backfill potential for a number of our colocation projects. To refine this data and fully perform Life Cycle Costing under the GSA, Office of Facilities Planning, Automated Prospectus System, we request specific information/data for the following location:

| City/State | Leased Space as Shown on PBS Report |
|---|---|
| Roanoke, Virginia | 11,780 |

The data requested are:

a. The current and long-range Housing Plans.

b. Current amount of leased occupiable square footage and personnel housed.

(1) Exclude leased space and personnel which are site specific because of mission requirements, e.g., U. S. Customs Houses.

(2) List each excluded building and/or portion of building by name, address and amount of space excluded.

Mr. George P. Cordes

c. Estimate the backfill potential if VA vacates the Department of Veterans Benefits space at:

POFF Federal Building
210 Franklin Road, SW
Roanoke, VA
GSA Building No.: VA0095ZZ

d. Planned and/or projected renovation costs for building locations cited above for the next 30 years (Life Cycle Costing). Please provide detailed information as to project scope and estimated costs.

We request this data by June 1, 1987, so we may continue our planning, and address the Administration and Congressional questions related to this program. Questions on this request may be addressed to Director, Resource Allocation Staff (201B), on FTS 373-3380.

Your cooperation and assistance are appreciated.

Sincerely yours,

R. J. VOGEL
Chief Benefits Director

201B/20 JCA:ssg

cc: 203CA

JCALLEN:ssg 4/28/87 201B 201 20 ID 04171/2

MAY 07 1987

20/201B

Mr. John B. Platt
Regional Administrator
General Services Administration
Region 6
Federal Building
1500 East Bannister Road
Kansas City, MO 64131

Dear Mr. Platt:

The VA (Veterans Administration) is exploring the possibilities and ramifications of colocating a number of our regional offices onto the grounds of VA-owned medical centers.

At the request of the Office of Management and Budget, we are reviewing each potential project's impact on Federal Government costs and operations. To do this, we have obtained from GSA Central Office the amounts of GSA-leased and owned space nationwide through a January 1987 copy of the "PBS Building Inventory." This data was used in an initial attempt to determine backfill potential for a number of our colocation projects. To refine this data and fully perform Life Cycle Costing under the GSA, Office of Facilities Planning, Automated Prospectus System, we request specific information/data for the following locations:

| City/State | Leased Space as Shown on PBS Report |
|---|---|
| Des Moines, Iowa | 15,210 |
| Lincoln, Nebraska | 10,124 |
| St. Louis, Missouri | 344,926 |

The data requested are:

a. The current and long-range Housing Plans.

b. Current amount of leased occupiable square footage and personnel housed.

(1) Exclude leased space and personnel which are site specific because of mission requirements, e.g., U. S. Customs Houses.

(2) List each excluded building and/or portion of building by name, address and amount of space excluded.

Mr. John B. Platt

c. Estimate the backfill potential if VA vacates the Department of Veterans Benefits space at:

Federal Building
210 Walnut Street
Des Moines, IA
GSA Building No.: IA0112ZZ

Robert Denney FBACT
100 Centennial Mall North
Lincoln, NE
GSA Building No.: NE0531ZZ

Federal Office Building
1520 Market Street
St. Louis, MO
GSA Building No.: MO0111ZZ

d. Planned and/or projected renovation costs for building locations cited above for the next 30 years (Life Cycle Costing). Please provide detailed information as to project scope and estimated costs.

We request this data by June 1, 1987, so we may continue our planning, and address the Administration and Congressional questions related to this program. Questions on this request may be addressed to Director, Resource Allocation Staff (201B), on FTS 373-3380.

Your cooperation and assistance are appreciated.

Sincerely yours,

R. J. VOGEL
Chief Benefits Director

201B/20 JCA:ssg

cc: 203CA

JCALLEN:ssg 4/28/87 201B 201 20 ID 0A171/5

MAY 0 7 1987

20/2018

Mr. Richard G. Austin
Regional Administrator
General Services Administration
Region 5
John C. Kluczynski Federal Building
230 S. Dearborn Street
Chicago, IL 60604

Dear Mr. Austin:

The VA (Veterans Administration) is exploring the possibilities and ramifications of colocating a number of our regional offices onto the grounds of VA-owned medical centers.

At the request of the Office of Management and Budget, we are reviewing each potential project's impact on Federal Government costs and operations. To do this, we have obtained from GSA Central Office the amounts of GSA-leased and owned space nationwide through a January 1987 copy of the "PBS Building Inventory." This data was used in an initial attempt to determine backfill potential for a number of our colocation projects. To refine this data and fully perform Life Cycle Costing under the GSA, Office of Facilities Planning, Automated Prospectus System, we request specific information/data for the following locations:

| City/State | Leased Space as Shown on PBS Report |
|---|---|
| Chicago, Illinois | 1,112,206 |
| Cleveland, Ohio | 233,233 |
| Detroit, Michigan | 571,009 |
| Indianapolis, Indiana | 223,279 |
| Minneapolis/St. Paul, Minnesota | 245,813 |

The data requested are:

a. The current and long-range Housing Plans.

b. Current amount of leased occupiable square footage and personnel housed.

(1) Exclude leased space and personnel which are site specific because of mission requirements, e.g., U. S. Customs Houses.

(2) List each excluded building and/or portion of building by name, address and amount of space excluded.

Mr. George C. Austin

c. Estimate the backfill potential if VA vacates the Department of Veterans Benefits space at:

Federal Building
536 S. Clark Street
Chicago, IL 60605
GSA Building No.: IL005477

A. J. Celebrezze FB
1240 E. Ninth Street
Cleveland, OH 44199
GSA Building No.: OH0[illegible]

P. V. McNamara FB
477 Michigan Avenue
Detroit MI 48[illegible]
GSA Building No.: MI0[illegible]

Minton-Capehart FB
575 N. Pennsylvania
Indianapolis, IN
GSA Building No.: IN0[illegible]

B. H. Whipple FB
Fort Snelling
St. Paul, MN 55111
GSA Building No.: MN00[illegible]

d. Planned and/or projected renovation costs for building locations cited above for the next 30 years (Life Cycle Costing). Please provide detailed information as to project scope and estimated costs.

We request this data by June 1, 1987, so we may continue our planning, and address the Administration and Congressional questions related to this program. Questions on this request may be addressed to Director, Resource Allocation Staff ([illegible]), or FTS [illegible].

Your cooperation and assistance are appreciated.

Sincerely yours,

R. J. VOGEL
Chief Benefits Director

[illegible]

cc: 203C

MAY 0 7 1987

20/201B

Mr. Edwin W. Thomas
Regional Administrator
General Services Administration
Region 9
525 Market Street
San Francisco, CA 94105

Dear Mr. Thomas:

The VA (Veterans Administration) is exploring the possibilities and ramifications of colocating a number of our regional offices onto the grounds of VA-owned medical centers.

At the request of the Office of Management and Budget, we are reviewing each potential project's impact on Federal Government costs and operations. To do this, we have obtained from GSA Central Office the amounts of GSA-leased and owned space nationwide through a January 1987 copy of the "PBS Building Inventory." This data was used in an initial attempt to determine backfill potential for a number of our colocation projects. To refine this data and fully perform Life Cycle Costing under the GSA, Office of Facilities Planning, Automated Prospectus System, we request specific information/data for the following locations:

| City/State | Leased Space as Shown on PBS Report |
|---|---|
| Boise, Idaho | 171,625 |
| Los Angeles, California | 924,913 |
| Phoenix, Arizona | Leased Space |
| Reno, Nevada | Leased Space |

The data requested are:

a. The current and long-range Housing Plans.

b. Current amount of leased occupiable square footage and personnel housed.

(1) Exclude leased space and personnel which are site specific because of mission requirements, e.g., U. S. Customs Houses.

(2) List each excluded building and/or portion of building by name, address and amount of space excluded.

c. Estimate the backfill potential if VA vacates the Department of Veterans Benefits space at:

Federal Building & Court House
550 West Fort
Boise, ID
GSA Building No.: ID0025ZZ

Federal Building and U. S. Post Office
11000 Wilshire Boulevard
Los Angeles, CA
GSA Building No.: CA0168ZZ

S. Arizona Bank Plaza
3225 N. Central Avenue
Phoenix, AZ
GSA Building No.: AZ5197ZZ

1201 Terminal Way Building
1201 Terminal Way
Reno, NV
GSA Building No.: NV6075ZZ

d. Planned and/or projected renovation costs for building locations cited above for the next 30 years (Life Cycle Costing). Please provide detailed information as to project scope and estimated costs.

We request this data by June 1, 1987, so we may continue our planning, and address the Administration and Congressional questions related to this program. Questions on this request may be addressed to Director, Resource Allocation Staff (201B), on FTS 373-3380.

Your cooperation and assistance are appreciated.

Sincerely yours,

R. J. VOGEL
Chief Benefits Director

201B/20 JCA:ssg

cc: 203CA

JCALLEN:ssg 4/28/87 201B 201 20 ID 04171/7

MAY 0 7 1987

30/201B

Mr. William J. Diamond
Regional Administrator
General Services Administration
Region 2
26 Federal Plaza
New York, NY 10278

Dear Mr. Diamond:

The VA (Veterans Administration) is exploring the possibilities and ramifications of colocating a number of our regional offices onto the grounds of VA-owned medical centers.

At the request of the Office of Management and Budget, we are reviewing each potential project's impact on Federal Government costs and operations. To do this, we have obtained from GSA Central Office the amounts of GSA-leased and owned space nationwide through a January 1987 copy of the "PBS Building Inventory." This data was used in an initial attempt to determine backfill potential for a number of our colocation projects. To refine this data and fully perform Life Cycle Costing under the GSA, Office of Facilities Planning, Automated Prospectus System, we request specific information/data for the following locations:

| City/State | Leased Space as Shown on PBS Report |
|---|---|
| Boston, Massachusetts | 337,418 |
| Hartford, Connecticut | 82,803 |
| Manchester, New Hampshire | 0 |

The data requested are:

a. The current and long-range Housing Plans.

b. Current amount of leased occupiable square footage and personnel housed.

(1) Exclude leased space and personnel which are site specific because of mission requirements, e.g., U. S. Customs Houses.

(2) List each excluded building and/or portion of building by name, address and amount of space excluded.

Mr. William J. Diamond

c. Estimate the backfill potential if VA vacates the Department of Veterans Benefits space at:

J. F. Kennedy Federal Building
Government Center
Boston, MA
GSA Building No.: MA0131ZZ

Abraham A. Ribicoff FB-CTHSE
450 Main Street
Hartford, CT
GSA Building No.: CT0053ZZ

Norris Cotton Building
275 Chestnut Street
Manchester, NH
GSA Building No.: NH0027ZZ

d. Planned and/or projected renovation costs for building locations cited above for the next 30 years (Life Cycle Costing). Please provide detailed information as to project scope and estimated costs.

We request this data by June 1, 1987, so we may continue our planning, and address the Administration and Congressional questions related to this program. Questions on this request may be addressed to Director, Resource Allocation Staff (201B), on FTS 773-7390.

Your cooperation and assistance are appreciated.

Sincerely yours,

R. J. VOGEL
Chief Benefits Director

201B/20 JCA:ssg

cc: 203CA

JCALLEN:ssg 4/28/87 201B 201 20 ID 0417i

**MAY 07 [illegible]**

20/201B

Mr. J. Pike Godfrey
Regional Administrator
General Services Administration
Region 7
819 Taylor Street
Fort Worth, TX 76102

Dear Mr. Godfrey:

The VA (Veterans Administration) is exploring the possibilities and ramifications of colocating a number of our regional offices onto the grounds of VA-owned medical centers.

At the request of the Office of Management and Budget, we are reviewing each potential project's impact on Federal Government costs and operations. To do this, we have obtained from GSA Central Office the amounts of GSA-leased and owned space nationwide through a January 1987 copy of the "PBS Building Inventory." This data was used in an initial attempt to determine backfill potential for a number of our colocation projects. To refine this data and fully perform Life Cycle Costing under the GSA, Office of Facilities Planning, Automated Prospectus System, we request specific information/data for the following locations:

| City/State | Leased Space as Shown on PBS Report |
|---|---|
| Fargo, North Dakota | 12,482 |
| Houston, Texas | Leased Space |

The data requested are:

a. The current and long-range Housing Plans.

b. Current amount of leased occupiable square footage and personnel housed.

(1) Exclude leased space and personnel which are site specific because of mission requirements, e.g., U. S. Customs Houses.

(2) List each excluded building and/or portion of building by name, address and amount of space excluded.

Mr. J. Fike Godfrey

c. Estimate the backfill potential if VA vacates the Department of Veterans Benefits space at:

Federal Building / Court House
655 1st Avenue N.
Fargo, ND
GSA Building No.: ND0006ZZ

International Trade Center
2515 Murworth Drive
Houston, TX
GSA Building No.: TX1500ZZ

d. Planned and/or projected renovation costs for building locations cited above for the next 30 years (Life Cycle Costing). Please provide detailed information as to project scope and estimated costs.

We request this data by June 1, 1987, so we may continue our planning, and address the Administration and Congressional questions related to this program. Questions on this request may be addressed to Director, Resource Allocation Staff (201B), on FTS 373-3380.

Your cooperation and assistance are appreciated.

Sincerely yours,

R. J. VOGEL
Chief Benefits Director

201B/20 JCA:ssg

cc: ✓20304

JCALLEN:ssg 4/28/87 201B 201 20 ID 04171/6

MAY 8 1987

Honorable Terence C. Golden
Administrator
General Services Administration
General Services Building
18th and F Streets, N. W.
Washington, D. C. 20405

Dear Mr. Golden:

For some time, staff from the VA and GSA have been developing a program to colocate VA regional offices with VA medical centers on medical center property. I am requesting your support in expediting efforts to determine the best implementation method.

Since 1983, we have pursued a colocation program to improve our service to the Nation's veterans and make better use of VA-owned land and buildings. The enactment of P.L. 99-576, The Veterans' Benefits Improvement and Health-Care Authorization Act of 1986, required us to submit at least seven colocation proposals by March 1, 1987. In cooperation with your staff, we were able to identify and submit five colocation projects to the Congress on April 3, 1987. They were:

VARO Little Rock, Arkansas
VARO Montgomery, Alabama
VARO Newark, New Jersey
VARO New York, New York
VAM&ROC Wichita, Kansas

As the enclosed letter of April 9, 1987, from the Chairman, House Veterans' Affairs Committee and our reply indicate, we need to identify additional colocation projects for submission to Congress. Our analyses under the GSA Automated Prospectus System have identified projects that, with a sound evaluation of GSA's backfill potential, will permit VA submission of a number of these projects.

Our staffs have had discussions on this subject over the years, particularly in reference to your identification and quantification of potential backfill on VA vacated space and any other impact on GSA as a result of the colocation program. On April 15, 1987, GSA, VA and Office of Management and Budget representatives met to discuss the issues involved in analyzing each colocation project. Principally, what is needed to complete the life cycle present value cost comparisons are:

a. Accurate long-range housing plans for each community where colocation is proposed to determine backfill potential.

b. The time frames, levels and costs associated with planned and/or projected improvements, renovations or replacements in current housing.

c. Other quantifiable aspects GSA can identify on existing housing conditions and backfill potential.

We regard colocation as beneficial to the VA, GSA, and the Federal Government as a whole, and we look forward to further progress in cooperation with GSA.

Sincerely,

THOMAS K. TURNAGE
Administrator

Enclosures

cc: 00B3B
203C4

JCALLEN:ssg 5/8/87 2019 231 20 00 ID 04211

*Statement of*

# *The American Legion*

1608 K STREET, N. W.
WASHINGTON, D. C. 20006

by

PAUL S. EGAN, DEPUTY DIRECTOR
NATIONAL LEGISLATIVE COMMISSION
THE AMERICAN LEGION

and

JOHN F. SOMMER, DEPUTY DIRECTOR
NATIONAL VETERANS AFFAIRS AND REHABILITATION COMMISSION
THE AMERICAN LEGION

before the

SUBCOMMITTEE ON OVERSIGHT AND INVESTIGATIONS
COMMITTEE ON VETERANS AFFAIRS
U.S. HOUSE OF REPRESENTATIVES

on

COLOCATION OF VA REGIONAL OFFICES ON MEDICAL CENTER GROUNDS

May 14, 1987

# STATEMENT OF JOHN F. SOMMER, JR., DEPUTY DIRECTOR
# NATIONAL VETERANS AFFAIRS AND REHABILITATION COMMISSION
# THE AMERICAN LEGION
# BEFORE THE SUBCOMMITTEE ON OVERSIGHT AND INVESTIGATIONS
# COMMITTEE ON VETERANS AFFAIRS
# U.S. HOUSE OF REPRESENTATIVES

May 14, 1987

Mr. Chairman and Members of the Subcommittee:

The American Legion is pleased to have this opportunity to express its views on the subject of colocation of VA regional offices on medical center grounds.

Section 502 of PL 99-576, in part, directed the Administrator of Veterans Affairs, not later than March 1, 1987, to submit to the Congress a plan, including a schedule, for colocating at least seven regional offices with and on the grounds of VA medical centers.

As you are aware, Mr. Chairman, on April 3, 1987 a report was submitted to the Committees on Veterans Affairs containing a schedule and supporting documents for proposed colocation projects involving five locations. They are Little Rock, Arkansas; Montgomery, Alabama; Newark, New Jersey; New York, New York; and Wichita, Kansas.

In order to elicit additional information relating to the five proposed projects, we spoke with our Department Service Officers at those locations for their input. For the most part, the comments that we received were positive. However, there were two specific problems brought forth during the conversations. Actually, it was the same potential problem mentioned by Service Officers at two locations. We were advised that the available transportation to and from the VAMC in New York City is not nearly as desirable as at the current regional office location. In New Jersey, there is very little available transportation to and from East Orange at the present time. We were reminded that the issue of transportation effects employees as well as the veterans and other VA beneficiaries. Of course, both of these projects are scheduled four to five years in the future. However, The American Legion believes that a colocation plan must take into consideration the availability of transportation and the accessibility of facilities for VA beneficiaries, particularly the disabled and the elderly.

Resolution No. 358, approved by the Delegates to our 1986 National Convention, sets forth The American Legion policy on the colocation of Veterans Administration facilities. The resolution mandates that the organization, based upon a case by case review, support those proposals to colocate Veterans Administration regional offices and medical centers where such combination of activities will provide maximum accessibility and convenience to veterans, dependents and survivors, and that will be cost-effective through the combination of administrative and support services. It also places The American Legion in a position to oppose any such proposal that is inconsiderate of the needs of VA beneficiaries for adequate transportation and immediate accessibility, and that would not be situated at a location that would provide maximum availability of personal services to the veteran population residing in the jurisdiction of the regional office.

In reviewing this issue in preparation for today's hearing, we began with the knowledge that there currently exist a number of instances where regional offices and medical centers are located on the same campus. These include Milwaukee, Wisconsin; Cheyenne, Wyoming; Fort Harrison, Montana; San Juan, Puerto Rico; Sioux Falls, South Dakota; Togus, Maine; Wichita, Kansas; White River Junction, Vermont; and Wilmington, Delaware.

In order to provide an accurate assessment of current operations, from The American Legion's perspective, we talked with Department Service Officers in Milwaukee, Cheyenne, Sioux Falls, and Wilmington.

Each of the Service Officers with whom we spoke were enthusiastic about the fact that the colocation enhanced their ability to provide service to their clientele. We refer to this as the proximity factor. By the proximity factor we mean two things specifically. One is the opportunity to assist the veteran to complete all business with VA and with the service organization representative during one visit. For example, the veteran may have an outpatient clinic appointment, and can proceed from that to the office of his or her service representative and take care of business there.

The other element of the proximity factor is the ability of the Service Officer to associate needed medical records of the veteran with the claims folder, to expedite the development and presentation of claims for benefits. Also involved here is the ability to consult with examining and treating physicians in developing the veteran's claim, or in ensuring the provision of needed medical care. This is most helpful to the veteran and it is helpful to the Service Officer by enabling the provision of prompt service and the conservation of available work time. All of the Department Service Officers with whom we spoke stated they are quite pleased with this type of arrangement.

With respect to cost-effectiveness, it is obvious that the sharing of space that is owned by VA would be more economical in cost to the Government. The avoidance of rental and consolidation of utility costs is certainly advantageous.

As is stated in the Administrator's letter of April 3rd to you Mr. Chairman, some of the potential benefits delivery improvements that have been identified include improved response time for adjudication cases requiring a medical examination, improved transportation and communication, reduced travel time by some employees, the reduction in duplicate space needs, and improved supply management.

In early 1985, we advised the Subcommittee that it might be a good idea to ask VA to present a comprehensive report including information as to how many VA facilities could be colocated, and the potential savings in cost that would result. Therefore, we were pleased when PL 99-576 directed the VA to prepare and submit to Congress a similar list of proposed projects. As stated previously The American Legion very favorably views the colocation of ROs and VAMCs, and we recommend the practice be expanded, where feasible, to include additional DVB and DM&S field stations.

Mr. Chairman, that completes our statement.

STATEMENT OF

DENNIS M. CULLINAN, ASSISTANT DIRECTOR
NATIONAL LEGISLATIVE SERVICE
VETERANS OF FOREIGN WARS OF THE UNITED STATES

BEFORE THE

SUBCOMMITTEE ON OVERSIGHT AND INVESTIGATIONS
COMMITTEE ON VETERANS' AFFAIRS
UNITED STATES HOUSE OF REPRESENTATIVES

WITH RESPECT TO

COLLOCATION OF VA REGIONAL OFFICES AND MEDICAL CENTERS

WASHINGTON, D.C. MAY 14, 1987

MR. CHAIRMAN AND MEMBERS OF THE SUBCOMMITTEE:

Is it a distinct privilege to appear today before this distinguished Subcommittee to present the views of the more than 2.7 million men and women of the Veterans of Foreign Wars of the United States and its Ladies Auxiliary with respect to the collocation of Veterans Administration regional offices (VAROs) on the grounds of VA medical centers (VAMCs). By holding this hearing the Chairman and members of this Subcommittee are demonstrating their continuing concern for the effective and efficient enhancement of services provided to veterans by the VA.

Section 502 of Public Law 99-576 provides that the Administrator of Veterans Affairs must submit, to the House and Senate Veterans' Affairs Committees, a plan for collocating at least seven VAROs on the grounds of VAMCs. This plan is to include an analysis of the estimated cost and savings which would result from these collocations along with an assessment of the advantages and cost of jointly furnishing personnel along with supply, administration, finance, and other support services to VAROs and VAMCs. This plan is also to provide an assessment of other advantages and disadvantages of collocation relating to cost and the provision of benefits and services to veterans.

It is with the final point of providing enhanced services to veterans which is of paramount importance to the Veterans of Foreign Wars. The VFW would readily support more efficient and effective utilization of this country's tax dollars. And we welcome efforts to improve the Veterans Administration's benefits and health care delivery systems—so long as this results in improving the services provided to this nation's veterans. However, the Veterans of Foreign Wars absolutely will not countenance any efficiency or management initiative which would diminish the number of veterans served by the VA or the quality of that service.

As is stated in the herewith appended VFW Resolution Number 639, Collocation of Veterans Administration Regional Offices with Veterans Administration Medical Centers, "we oppose the collocation of VA regionial offices on VA medical centers grounds unless it is clearly shown that it would enhance services for veterans using that facility." We will oppose any attempt to remedy this nation's financial woes at the expense of it military veterans.

Having said this, the VFW readily acknowledges that the collocation of certain VAROs unto the grounds of the VAMCs located in the same metropolitan area appears to be a good idea. Ideally, collocations in certain areas should improve the efficiency of VA's operations in the areas of management, employee utilization, supply, security, transportation, communications and morale all while achieving savings in dollars and personnel by sharing functions. Furthermore, collocating VAROs on VAMCs grounds should produce a significant reduction in the amount of money paid for rent. When one considers that the VA now pays the General Service Administration (GSA) alone approximately $50 million annually for rented space, the significance of this factor is well illustrated. Taken as a whole, the collocation of certain VAROs should make a significant contribution toward streamlining the VA benefits system, providing significant savings in both dollars and personnel. Further, it constitutes a viable plan to modernize and minimize excessive administrative cost in the Department of Veteran's Benefits field operations.

However, with an eye toward only supporting initiatives which would provide enhanced services to the veteran, we insist that a thorough planning effort be undertaken at each of the proposed sites to ensure that the needs of veterans are considered first and given top priority before any given collocation be allowed to take place. The VFW is anxiously awaiting the opportunity to review the VA's collocation plan as called for in Public Law 99-576.

We urge that the following factors be considered at each and every collocation site. A regional office must always be readily accessible to the veteran client and if a regional office is to be collocated onto VAMC grounds, its convenience of access to the veteran must not be in any way diminished. The need for adequate parking facilities must be kept in mind; collocations should not result in any reduction in parking facilities inasmuch as this would result in reduced access to both the VARO and the VAMC. A VARO should not be collocated in an area where there is not a ready availability of reasonably priced public transportation, since public transportation represents the only means of accessing VA health care for many of this nation's poorer veterans. Finally, adequate and acceptable office and parking space must remain available to accredited representatives of veterans' service organizations as well as for VAVS and other VA volunteers.

The Veterans of Foreign Wars supports efforts to streamline and enhance the Veterans Administration's benefits and health care delivery systems. However, we will not accept collocation if it means any deterioration in services at a given VARO or in those provided by the involved VAMC. Simply put, a given facility must not in any way become less accessible or acceptable to the veteran public.

Mr. Chairman, once again I wish to thank you for holding this hearing today in as much as it will certainly make a positive contribution to the well-being of this nation's veterans. This concludes my testimony and I will be happy to respond to any question you may have.

STATEMENT OF
RICHARD F. SCHULTZ
ASSOCIATE NATIONAL LEGISLATIVE DIRECTOR
DISABLED AMERICAN VETERANS
BEFORE THE
SUBCOMMITTEE ON OVERSIGHT AND INVESTIGATIONS
OF THE
COMMITTEE ON VETERANS AFFAIRS
OF THE
U.S. HOUSE OF REPRESENTATIVES
May 14, 1987

MR. CHAIRMAN AND MEMBERS OF THE SUBCOMMITTEE:

On behalf of the more than one million members of the Disabled American Veterans and its Ladies' Auxiliary, I wish to express our appreciation for the invitation to appear here today to discuss the views of our organization relative to the Veterans Administration's plans to collocate seven additional regional offices on VA medical center grounds.

Mr. Chairman, we wish to commend you on the timely exercise of your oversight responsibilities on this important issue. However, prior to commenting on the issue of collocating VA regional offices on VA medical center grounds, I would like to first express our sincere appreciation for previous actions taken by the Veterans Affairs Committees (in response to administration proposals to consolidate VA regional offices into one "super center") to require Congressional oversight of any plan which proposes to reorganize the Veterans Administration -- particularly those proposals aimed at centralizing VA claims processing.

Section 502 of Public Law 99-576 requires that the Administrator of Veterans Affairs, not later than March 1, 1987, submit to the Committees on Veterans Affairs of the Senate and House of Representatives a plan for collocating at least seven VA regional offices on VA medical center grounds. This plan must include: (1) information on cost estimates and savings for collocation; (2) advantages of VA regional offices and VA medical centers jointly sharing personnel, supply, administration, finance services and other support services; and (3) other advantages or disadvantages of collocating relative to cost and providing benefits and services to veterans.

Mr. Chairman, the DAV has always attempted to work closely with the Veterans Affairs Committees in all reasonable efforts to identify areas in which federal dollars may be saved through the elimination of waste and the promotion of efficient management of resources within the VA.

In terms of collocation, we must not only look at the potential dollar savings associated with such actions, but we must also determine if collocation would enable the VA to respond to the needs of veterans in an efficient and timely manner.

In order to better understand the relationship between regional offices and medical centers (as it pertains to the adjudication of VA compensation/pension claims), one must examine the claims process.

As you know, medical information is needed by Rating Boards in most original and reopened compensation/pension claims. In the case of a reopened claim, regional offices must mail a request to the VA medical center where the veteran is receiving treatment to obtain copies of hospital summaries, convalescent statements and outpatient treatment, physical therapy and prosthetic records.

Requests for medical information are usually mailed across the city or, in some cases, hundreds of miles to VA medical centers. In some regional offices (not collocated with medical centers) it may take several months and, in some cases, up to a year to obtain examination or hospital reports.

It has come to our attention, in some instances, that DAV National Service Officers (NSOs) have actually traveled from the regional office to the medical center to locate medical records and assure their transfer to the Rating Board at the regional office.

Mr. Chairman, in order to assess the desirability of collocation -- in terms of providing service equal to or better than that currently being provided at VA regional offices not collocated -- we contacted DAV NSOs working at regional offices presently located on VA medical center grounds.

The general consensus among these NSOs is that veterans receive more efficient service or, at least, equally efficient levels of service when regional offices are collocated with VA medical centers.

Those NSOs housed in the same or connected buildings at collocated sites state that the processing time for the adjudication of claims has been greatly improved due to an enhanced rapport and exchange of medical information between regional office and medical center personnel.

DAV NSOs in regional offices located on medical center grounds (some of which are one-half mile from the medical center) inform us that parking is generally more accessible and veterans who are either hospitalized or receiving outpatient treatment at the medical centers now have "one-stop shopping." Previously, veterans would have to travel greater distances between the regional office and medical center to contact the veterans' benefit counselor or a service organization representative (who has access to their VA claims folders).

Therefore, Mr. Chairman, based on the observations of our National Service Officers stationed at existing collocated VA facilities, I can state that the DAV supports the concept of collocating VA regional offices on VA medical center grounds, but only in those instances when equal or better service is provided to veterans as a result of such collocation.

Mr. Chairman, as you are aware, the Veterans Administration has provided the Veterans Affairs Committees with the report required by Public Law 99-576 proposing five collocation projects. These include: (1) VA Regional Office, Little Rock, Arkansas, with VA Medical Center North Little Rock, Arkansas; (2) regional office elements of VA Medical and Regional Office Center, Wichita, Kansas, with VA Medical and Regional Office Center, Wichita, Kansas; (3) VA Regional Office, Montgomery, Alabama, with VA Medical Center, Montgomery, Alabama; (4) VA Regional Office, Newark, New Jersey, with VA Medical Center, East Orange, New Jersey; (5) VA Regional Office, New York, New York, with VA Medical Center, New York, New York. The VA estimates that all of the above listed proposed collocations will save federal tax dollars.

In reviewing this report, we note that several factors were considered by the Veterans Administration: (1) present value cost comparison between collocation and the existing housing arrangements; (2) maintaining VA's flexibility to meet future space needs cost effectively; and (3) the federal government's ability to efficiently utilize any already owned space vacated by the VA.

This report also notes that the VA's initial review of the possibility of sharing services between collocated regional offices and medical centers provide the opportunity to achieve improvements in support services. Also, other opportunities are to be addressed on a case-by-case basis to insure validity of scale, anticipated cost benefit to be derived and maintenance of adequate levels of service delivery to VA clients and employees. The report also concluded that the VA's delivery of services to veterans may improve as a result of collocation.

Mr. Chairman, we have no specific objection to the five planned collocations noted in the Administrator's report. However, it is significant to point out that the information provided in the report is mainly concerned with economic factors. Therefore, we stress that each proposed collocation must also be thoroughly assessed to determine feasibility in terms of timely and efficient service to our nation's veterans, their dependents and survivors. Potential savings, while an important factor, must not be the sole criterion.

This concludes my statement, Mr. Chairman. I again wish to thank you and the members of this Subcommittee for allowing us this opportunity to express the DAV's views on this important subject.

NATIONAL CAPITAL OFFICE
**NCOA** NON COMMISSIONED OFFICERS ASSOCIATION
225 North Washington Street • Alexandria, Virginia 22314 • (703) 549-0311

May 6, 1987

Mr. Lane Evans
Chairman,
Subcommittee on Oversight
and Investigations
U.S. House of Representatives
Committee of Veterans' Affairs
335 Cannon House Office Building
Washington, D.C. 20515

Dear ~~Mr. Evans:~~ Lane

Thank you for inviting NCOA to testify on the proposed co-location of Veterans Administration Regional Offices and Medical Centers. The Association is generally supportive of co-location efforts providing they are economically feasible and do not impede accessibility of services for either the veteran seeking medical care or the veteran seeking benefit services.

NCOA's only major reservation on the issue is the potential for subsequent consolidation of Regional Offices and Medical Centers. While Co-location is a desirable effort to conserve VA resources, consolidation would be a very undesirable mistake that could jeopardize both medical and benefit services to veterans.

The Association is confident, however, that your committee will work to protect the interest of all veterans in the implementation of co-location initiatives. Accordingly, NCOA declines the invitation to testify but does ask that this letter be included in the record to properly note NCOA's interest and position on this matter.

Thank you again for your kind invitation and your continued efforts in behalf of our Nation's veterans.

Sincerely,

Dick

Richard W. Johnson
Director of Legislative Affairs

RWJ/car

# WRITTEN COMMITTEE QUESTIONS AND THEIR RESPONSE

## CHAIRMAN EVANS TO VETERANS' ADMINISTRATION

Office of the
Administrator
of Veterans Affairs

Washington DC 20420

Veterans
Administration

AUG 11 1987

Honorable G. V. (Sonny) Montgomery
Chairman, Committee on Veterans'
Affairs
House of Representatives
Washington, D.C. 20515

Dear Mr. Chairman:

Enclosed please find the Agency's responses to the questions which were submitted following the May 14, 1987, hearing by the Subcommittee on Oversight and Investigations by Mr. Lane Evans, Chairman of the Subcommittee. Thank you for the opportunity to provide this additional information for the record.

Sincerely,

THOMAS K. TURNAGE
Administrator

Enclosure

CONGRESSMAN EVANS

Question: 1a. Is the new Houston VARO lease agreement more favorable to VA?

Answer: The lease is more favorable to the government as a whole. GSA was able to obtain a new lease for the VA at a reduced rental rate ($11.06 per square foot-previous lease versus $10.20 per square foot-present lease). However, GSA has increased the RENT charge to the VA. GSA collects funds from the VA and other agencies through their RENT program. This program was started in FY 1987 to ensure that agencies leasing space from GSA (whether GSA owned or leased) were paying market rate for their space. The market rate is determined by a survey of comparable office space. This survey was done in Houston in 1985. Agencies are being charged 85% of the market rate in 1987 as the program is being phrased in. In 1988, agencies will be charged 100% of the market rate as determine by this survey. Therefore, due to GSA procedure, the VA will pay $13.48 per square foot for FY 88, an amount higher than the charge of $11.46 per square foot for FY 87. Because the GSA survey is somewhat dated, the RENT paid by VA does not reflect accurately the depressed real estate market in Houston at this time. However, GSA's Federal Property Management Regulations give agencies the right to appeal a rate where market values have decreased. The VA is pursing such a RENT reduction.

Question: 1b. Comparing the new lease to the former lease, was it possible to obtain a concession on the amount of rent because of the economic climate of the area and its impact on the cost of office rental space?

Answer: A concession was obtained in the new lease because of the economic climate. The lessor agreed to reduce the amount of space for which he billed VA by 9,960 square feet although only 960 square feet of space was actually given up.

Question: 1c. When will the new lease agreement expire?

Answer: The new lease term is from April 13, 1987, to April 30, 1992.

Question: 1d. Will construction of VARO Houston be proposed and completed to permit colocation to coincide with the end of the lease?

Answer: It is currently unknown whether construction of VARO Houston will be completed to permit colocation to coincide with the end of the new lease.

Question: 2. The present proposal for colocating New York DVB functions with VAMC New York utilizes part of a planned parking structure. What impact will the colocation plan have on the number of spaces in the planned parking structure and the planned increase in parking spaces?

Answer: A recent parking analysis performed in conjunction with parking space needs for the New York Regional Office indicates that the Regional Office will have a need for 14 parking spaces by the year 2000. Based on a planned parking garage for the VAMC New York, which may contain 200-250 stalls, 14 of these spaces should be provided for VARO needs, or the number of garage parking spaces increased by that number to accommodate VARO requirements. However, a revised parking analysis will be undertaken closer to the time of project development.

Question: 3. Economic analyses have indicated colocation for New York and Newark are cost effective. Why have colocation for New York and Newark not been proposed until Fiscal Years 1990 and 1991?

Answer: Colocation of VARO New York to VAMC Manhattan has been scheduled to prevent its conflict with a project for an outpatient/clinical addition, for which design was funded in FY 1985 and construction in FY 1987. Colocation of VARO Newark to VAMC East Orange has been scheduled to coincide with the clinical/outpatient addition, for which design is tentatively scheduled for funding in 1990 and construction in 1991. This tentative scheduling is subject to system-wide priorities and funding constraints.

Question: 4. In 1985, 26 colocation projects were contained in the DVB 5 Year Major Construction Projects Plan. Was an A-104 analysis completed for each of these projects and had each project been evaluated by GSA?

Answer: Fourteen A-104 studies have been completed. These studies were not sent directly to GSA for review. OMB requested and obtained GSA's comments on the studies. VA has met with GSA to reconcile backfill credits used in VA's A-104 studies. Five A-104 studies for colocations in Cleveland, OH; Columbia, SC; Hartford, CT; Roanoke, VA; and Phoenix, AZ, are currently being developed for further review. The remaining seven studies will be undertaken following completion of the five now being developed.

Question: 5. How many colocation projects are contained in the current DVB 5 Year Major Construction Projects Plan? Please submit the current DVB 5 Year Major Construction Projects Plan.

Answer: DVB currently plans on pursuing 5 colocation projects. They are Little Rock, Arkansas, Wichita, Kansas, Montgomery, Alabama, Newark, New Jersey, and New York, New York. The VA is currently reviewing additional projects for potential inclusion in the 5 Year Plan.

PFOM
P- 6/25
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JUN 26 1987

Dear Mr. Chairman:

This letter is in response to your inquiry of June 2, 1987, referencing the Subcommittee on Oversight and Investigations hearing of May 14, 1987, and concerning collocation of Veterans' Administration regional offices on medical center grounds.

Enclosed are responses to your questions regarding Veterans Administration regional office rental rates and a recently negotiated lease agreement in Houston, Texas. If you require additional information, please have your staff contact Mr. Wolgang J. Zoellner, Assistant Commissioner for Facility Planning, on 566-0638.

Sincerely,

Original signed by:
Duncan Howard

DUNCAN LENT HOWARD
Commissioner

The Honorable
Lane Evans
Chairman, Subcommittee on
Oversight and Investigations
Committee on Veterans' Affairs
House of Representatives
Washington, DC 20515

Enclosures

cc: Official File- PLP
PL, PFOM, P
PLP:TCOSTA:523-5595:6/18/87
C87-1843 Due date 6/18/87

PL______________________ S______________________
HAROLD H. GRIFFIN

## CHAIRMAN EVANS TO GSA

Questions of Honorable Lane Evans

Subcommittee on Oversight and Investigations hearing of 5/14/87

ADDITIONAL QUESTIONS FOR GSA

1) In total and for each regional office, how much is the VA paying for regional office rent this year? In total and for each regional office, how much is the VA paying in addition to rent for regional office space this fiscal year?

The attached is a summary of the amount of rent that will be charged through the GSA Rent System to the VA for regional office assignments in fiscal year 1987. The list includes rental information for the VA Records Processing Center located in St. Louis, Missouri.

The charges made for space by GSA in the Rent System approximate commercial rates for equivalent space and services as required by amendments to the Public Buildings Act, P.L. 92-313, signed June 16, 1972. In order to establish commercially comparable rates, the buildings in GSA's inventory (about 7,000) are evaluated by professional appraisers; they compare each GSA building to 3 similar buildings in the same area. Adjustments are made for differences in quality, location, and services. GSA provides services which are equivalent to those in fully serviced commerçial buildings, (i.e., utilities, heating, air-conditioning, cleaning, maintenance, etc.). Appraisals are made every 5 years for the entire inventory. The rates between appraisals are adjusted by a portion (25 percent) of the local Consumer Price Index (CPI) and a service cost pass-through based on local changes in GSA's cost of servicing buildings.

Services above and beyond those provided through the Rent System payment are charged to the agency and tracked at the field level. For this reason, a manual search of the 51 building locations would be required to obtain this information. If you should still require this data, we will do so at your request.

2) Is the new Houston VARO lease agreement more favorable to VA? Comparing the new lease to the former lease, was it possible to obtain a concession on the amount of rent because of the economic climate of the area and its impact on the cost of rental office space? Does GSA have any reservations about collocation at the conclusion of the current lease?

The new Houston VARO lease agreement is more favorable to the VA in two ways. A short lease term was negotiated to facilitate the possible relocation of the VARO. In addition, extensive improvements are being accomplished in the space. The rent payment charged to the VA by GSA approximates commercial rates which are developed through the Rent System (see above). Consequently, the rate charged by GSA is not directly related to the rental terms included in the lease agreement between GSA and the lessor.

The impact of current economic conditions on rental office space costs was demonstrated in the VARO lease agreement. The preceding lease included a rental rate of $12 per square foot. The 5-year lease agreement recently signed is at a rate of $10.20 per square foot including 350 parking spaces not solicited for. Under the Rent system, the VA will be charged a fully serviced rate of $11.46 per square foot. The two factors previously mentioned as favorable to the VA; the short lease term and required improvements, precluded the possibility of further concessions. If these conditions were not present, it may have been possible to negotiate further concessions.

GSA has no reservations about collocation at the conclusion of the current lease in 1992.

## FISCAL YEAR 1987 GSA RENT CHARGE ESTIMATES
## VETERANS ADMINISTRATION REGIONAL OFFICES

| | |
|---|---|
| Hartford, CT | $ 617,000 |
| Boston, MA | 1,773,000 |
| Manchester, NH | 281,000 |
| Providence, RI | 706,000 |
| Newark, NJ | 684,000 |
| Buffalo, NY | 562,000 |
| New York, NY | 2,685,000 |
| San Juan, PR | 553,000 |
| Baltimore, MD | 897,000 |
| Philadelphia, PA | 1,711,000 |
| Pittsburgh, PA | 1,187,000 |
| Roanoke, VA | 542,000 |
| Huntington, WV | 241,000 |
| Montgomery, AL | 512,000 |
| St. Petersburg, FL | 1,247,000 |
| Atlanta, GA | 775,000 |
| Louisville, KY | 388,000 |
| Jackson, MS | 443,000 |
| Winston-Salem, NC | 928,000 |
| Columbia, SC | 426,000 |
| Nashville, TN | 608,000 |
| Chicago, IL | 1,045,000 |
| Detroit, MI | 1,193,000 |
| Ft. Snelling, MN | 1,923,000 |
| Cleveland, OH | 1,873,000 |
| Indianapolis, IN | 713,000 |

| | |
|---|---|
| Des Moines, IA | $ 422,000 |
| Wichita, KS | 346,000 |
| St. Louis, MO | 791,000 |
| (Records Processing Center) | 1,206,000 |
| Lincoln, NE | 252,000 |
| Little Rock, AK | 541,000 |
| New Orleans, LA | 624,000 |
| Albuquerque, NM | 344,000 |
| Muskogee, OK | 542,000 |
| Houston, TX | 1,164,000 |
| Waco, TX | 640,000 |
| Lakewood, CO | 625,000 |
| Fargo, ND | 131,000 |
| Salt Lake City, UT | 230,000 |
| Phoenix, AZ | 573,000 |
| Los Angeles, CA | 3,093,000 |
| San Diego, CA | 725,000 |
| San Francisco, CA | 2,655,000 |
| Honolulu, HI | 474,000 |
| Reno, NV | 112,000 |
| Anchorage, AK | 292,000 |
| Boise, ID | 172,000 |
| Portland, OR | 624,000 |
| Seattle, WA | 1,184,000 |
| Washington, DC | 1,728,000 |
| TOTAL | $ 44,003,000 |